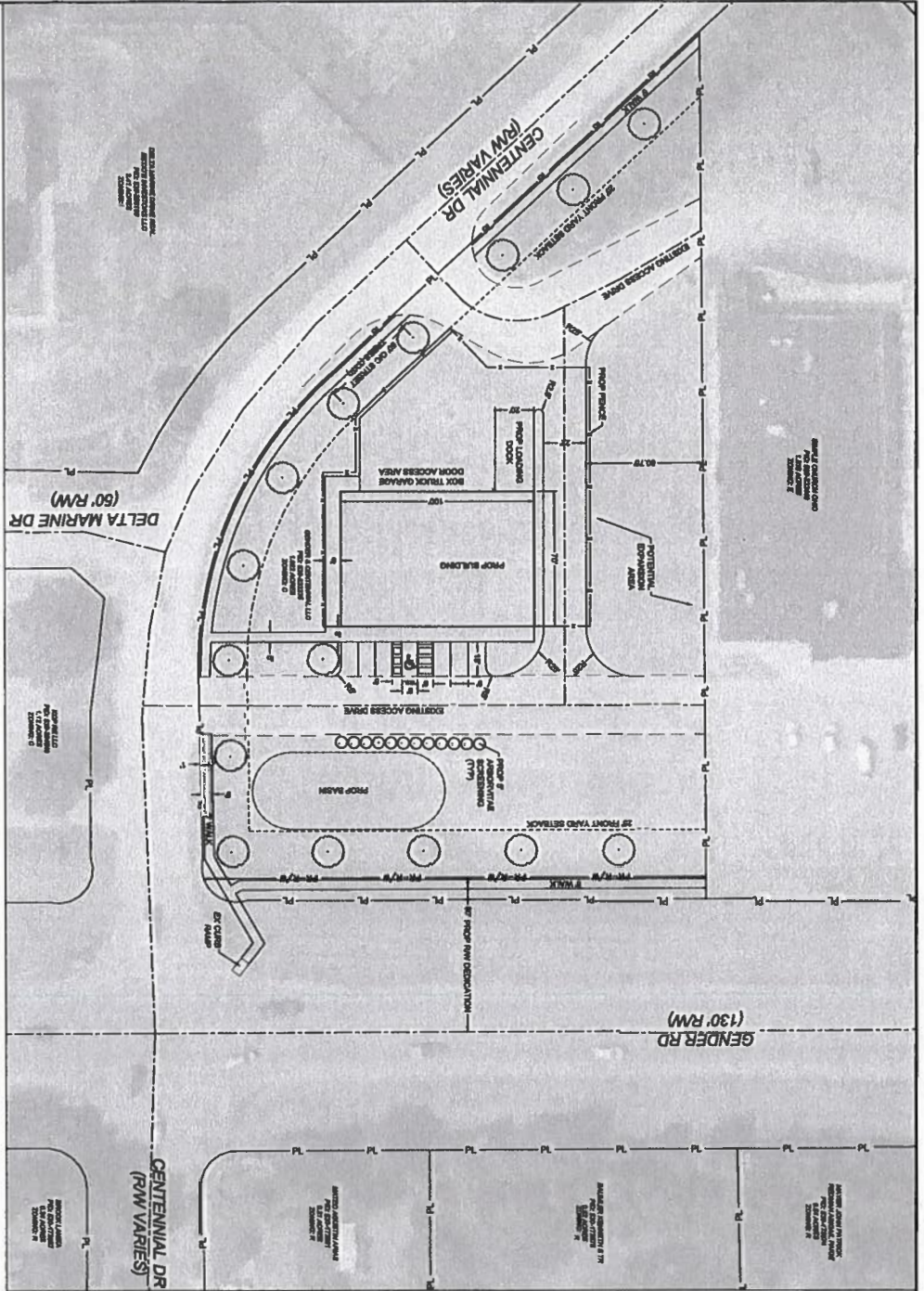


PLOT SCALE: 1"=60' DATE: 6/13/25 4:42 PM EDITED BY: SHAWN DRAFTER FILE: C:\PROJECTS\ORD\ORD1843\ORD1843.DWG



- NOTES:**
1. ALL DIMENSIONS AND COORDINATES REFER TO EDGE OF APPLICABLE RIGHT-OF-WAY.
  2. ALL DIMENSIONS AND COORDINATES SHALL BE 5'-0" UNLESS OTHERWISE NOTED.
  3. PROVIDE STRIPING AND SIGNAGE AS SHOWN PER DOT PLAN AND AASHTO MANUAL. PROVIDE 10' MINIMUM CLEARANCE FOR ALL OVERHEAD UTILITIES.
  4. PROVIDE 10' MINIMUM CLEARANCE FOR ALL OVERHEAD UTILITIES.
  5. PROVIDE 10' MINIMUM CLEARANCE FOR ALL OVERHEAD UTILITIES.
  6. PROVIDE 10' MINIMUM CLEARANCE FOR ALL OVERHEAD UTILITIES.
  7. PROVIDE 10' MINIMUM CLEARANCE FOR ALL OVERHEAD UTILITIES.
  8. PROVIDE 10' MINIMUM CLEARANCE FOR ALL OVERHEAD UTILITIES.

**DEVELOPMENT DATA**

**GENERAL**

PANEL ID: 000-000000  
ADDRESS: GENDER AND CENTENNIAL  
SITE ADDRESS: 1000 AC  
EXISTING ZONING: C  
ZONING CASE NO.:  
APPLICANT: SHAWN DRAFTER  
PROPOSED ZONING: M  
PROPOSED VARIANCE:  
PROPOSED USE: WAREHOUSE STORAGE  
PROPOSED HEIGHT: 14-5  
FLOOR FLOOR: 14-5

**DEVELOPMENT DATA**

BUILDING DATA:  
BUILDING TYPE: 1000 AC  
PROPOSED FRONT BUILDING SETBACK: 25'-0"  
PROPOSED REAR BUILDING SETBACK: 25'-0"  
PROPOSED SIDE BUILDING SETBACK: 25'-0"  
PROPOSED BUILDING FOOTPRINT: 7000 SF MAX  
MAX ALLOWABLE BUILDING HEIGHT: 30'

**DEVELOPMENT DATA**

LANDSCAPE DATA:  
PARKING LOT SHADE TREES REQUIRED: 1 TREE  
PARKING LOT SHADE TREES PROVIDED: 1 TREE

GENDER AND CENTENNIAL  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



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TBA 01/25/2025 01/25/2025

REVISIONS	DATE	DESCRIPTION

1/2

DATE: 6/13/25  
DRAWN BY: SHAWN  
CHECKED BY: SHAWN  
DESIGNED BY: SHAWN  
APPROVED BY: SHAWN



*Shawn Drafter 6/13/25*

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 12, 2025**

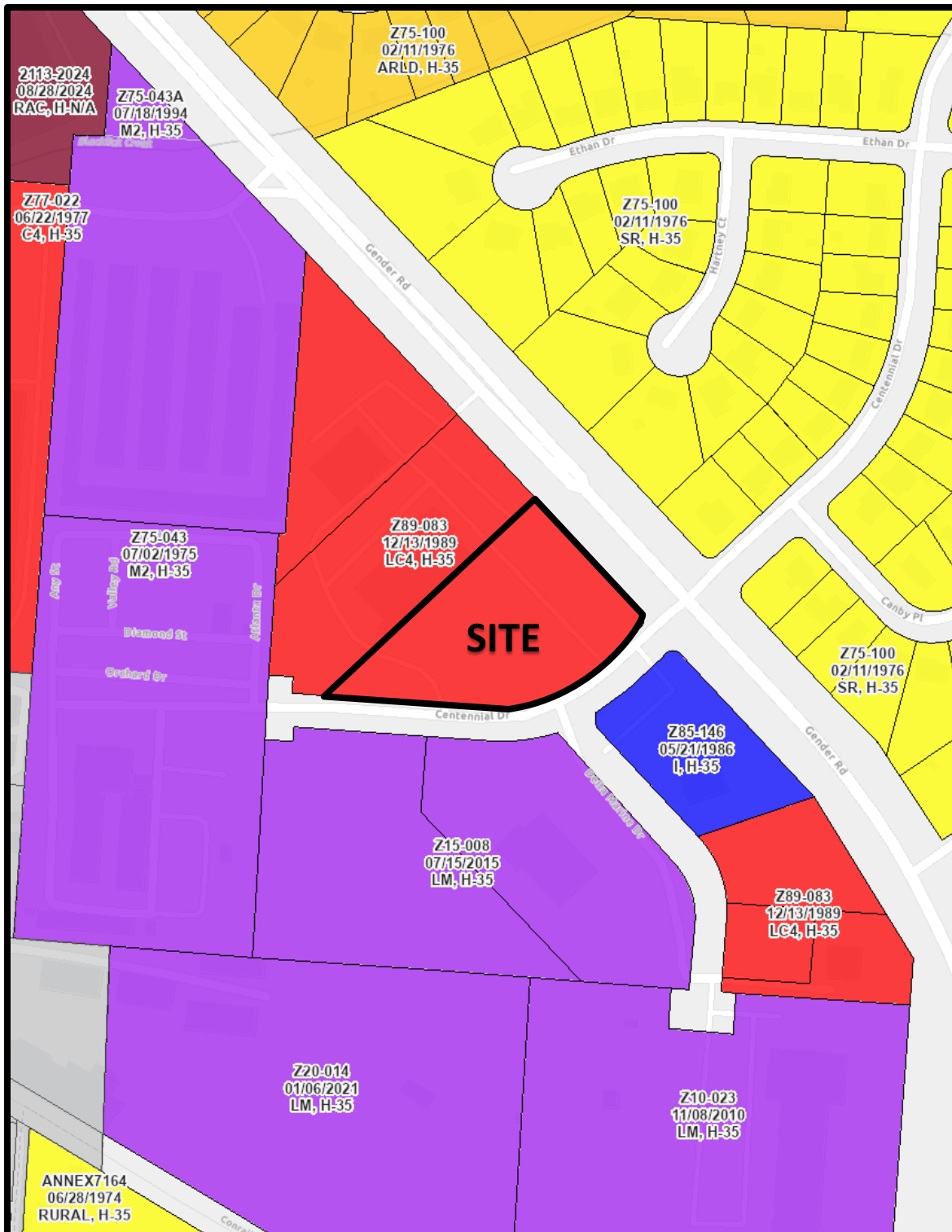
- 4. APPLICATION:** [Z25-017](#)  
**Location:** **3055 GENDER RD. (43110)**, being 1.92± acres located at the northwest corner of Gender Road and Centennial Drive (530-233235; Far East Area Commission).  
**Existing Zoning:** L-C-4, Limited Commercial District.  
**Request:** L-M, Limited Manufacturing District (H-35).  
**Proposed Use:** Commercial and less-objectionable manufacturing uses.  
**Applicant(s):** The Alliance; c/o Jackson B. Reynolds, III, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Owner(s):** Gender + Centennial LLC; P.O. Box 135; Canal Winchester, OH 43110.  
**Planner:** Brandon Carpenter; 614-645-1574; [bmcarpenter@columbus.gov](mailto:bmcarpenter@columbus.gov)

**BACKGROUND:**

- The 1.92 acre site consists of one undeveloped parcel in the L-C-4, Limited Commercial District. The requested L-M, Limited Manufacturing District will allow the site to be developed with commercial and less-objectionable manufacturing uses as allowed with the submitted limitation text and site plan.
- North of the site is a religious facility in the L-C-4, Limited Commercial District. South of the site is a childcare facility in the I, Institutional District. East of the site are single-unit dwellings in the SR, Suburban Residential District. West of the site are manufacturing facilities in the M-2, Manufacturing District and the L-M, Limited Manufacturing District.
- The site is within the planning boundaries of the *Far East Land Use Plan* (2018), which recommends “Industrial and Warehouse” uses for 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 Far East Area Commission, whose recommendation is for approval.
- The limitation text establishes permitted uses and includes supplemental development standards addressing site access, landscaping and screening, and building design. A commitment to develop the site in accordance with the submitted site plan is included in the text.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Gender Road as Suburban Commuter Corridor requiring 160 feet of right-of-way.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval

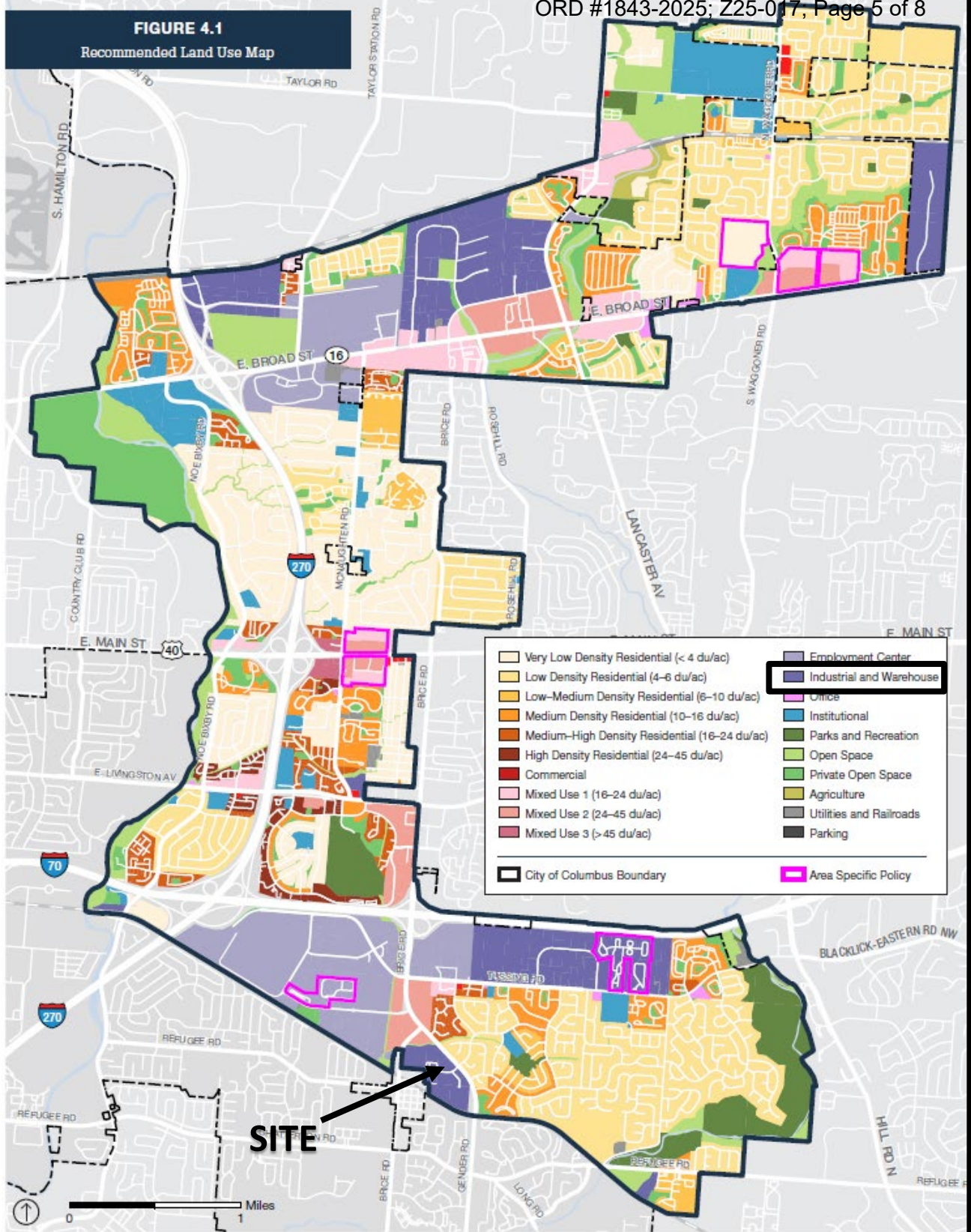
The requested L-M, Limited Manufacturing District will allow the site to be developed with commercial and less-objectionable manufacturing uses as allowed with the submitted limitation text and site plan. The text includes appropriate use restrictions and supplemental development standards, as well as a commitment to develop the site in accordance with the submitted site plan. The requested L-M district is consistent with the *Far East Area Plan*'s land use recommendation. The submitted site plan includes landscaped screening of parking as well as street trees along both frontages, which is consistent with C2P2 Design Guidelines.



Z25-017  
3055 Gender Rd.  
Approximately 1.92 acres  
L-C-4 to L-M



**FIGURE 4.1**  
Recommended Land Use Map



Z25-017  
3055 Gender Rd.  
Approximately 1.92 acres  
L-C-4 to L-M





Z25-017  
3055 Gender Rd.  
Approximately 1.92 acres  
L-C-4 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** Z25-017

**Address** 3055 GENDER ROAD

**Group Name** FAR EAST AREA COMMISSION

**Meeting Date** May 6, 2025

**Specify Case Type**

☐ BZA Variance / Special Permit

☐ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit

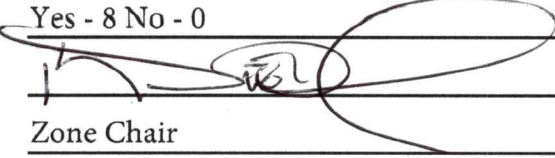
**Recommendation** ☒ Approval

(Check only one) ☐ Disapproval

**LIST BASIS FOR RECOMMENDATION:**

Board approved as requested.

**Vote** Yes - 8 No - 0

**Signature of Authorized Representative** 

**Recommending Group Title** Zone Chair

**Daytime Phone Number** 614-301-3104

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.



# Rezoning Application

ORD #1843-2025; Z25-017; Page 8 of 8

111 N Front Street, Columbus, Ohio 43215

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

## PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z25-017

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) Jackson B. Reynolds, III

of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 43215

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. Gender + Centennial LLC P.O. Box 135 Canal Winchester, OH 43110 0 - Columbus employees Daniel Duckworth (614) 633-7769	2. The Alliance One Alliance Place Reynoldsburg, OH 43068 0 - Columbus employees Robb Child (380) 208-6130
3.	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<sup>th</sup>

day of

March

, in the year

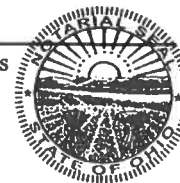
2025

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

9/4/25

Notary Seal Here



**Natalie C. Timmons**

Notary Public, State of Ohio

My Commission Expires 09-04-2025

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