

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 12, 2021**

1.     **APPLICATION:**                   **Z21-032**  
       **Location:**                   **2450 SOBECK RD. (43232)**, being 5.75± acres located at the terminus of Sobeck Road (010-294402; Mideast Area Commission).
- Existing Zoning:**           L-I, Limited Institutional District.  
       **Request:**                    M-1, Manufacturing District (H-35).  
       **Proposed Use:**            Manufacturing uses.  
       **Applicant(s):**             Daniel Onifer; 12225 Stephens; Warren, MI 48089.  
       **Property Owner(s):**     Crown Enterprises; 12225 Stephens; Warren, MI 48089.  
       **Planner:**                  Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

- The 5.75± acre site consists of one undeveloped parcel in the L-I, Limited Institutional District. The site is part of a larger proposed development for senior housing that was never developed. The requested M-1, Manufacturing District will permit less objectionable manufacturing with the location of more objectionable manufacturing uses restricted due to the site's distance from residentially-zoned property.
- North, east, and west of the site is undeveloped land in the L-I, Limited Institutional District. South of the site is a truck terminal in the M-1, Manufacturing District.
- The site does not have a specific recommended land use but is subject to *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*.
- The site is located within the boundaries of the Mideast Area Commission whose recommendation is for approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested M-1, Manufacturing District will permit all less objectionable manufacturing uses and a limited amount of more objectionable uses at this location. The request is consistent with the adjacent zoning to the south and the overall development pattern of the surrounding area.





Z21-032  
2450 Sobeck Rd.  
Approximately 5.75 acres  
L-I to M-1



DEPARTMENT OF BUILDING AND ZONING SERVICES

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW (PLEASE PRINT)

Case Number: Z21-032

Address: 2450 SOBECK RD.

Group Name: MIDEAST AREA COMMISSION

Meeting Date: July 13, & July 19, 2021

- Specify Case Type: BZA Variance / Special Permit, Council Variance, Rezoning, Graphics Variance / Plan / Special Permit

Recommendation: (Check only one and list basis for recommendation below) Approval, Disapproval

NOTES:

Good luck with your project!

Vote: Unanimously approved

Signature of Authorized Representative: Sharon Paulik

Zoning Chair, MAC

614-456-9409

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

for e-mailed 5/19/21 for request for invc.

Teanna msamat



# 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 #: Z21-032

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) Daniel P. Onifer  
of (COMPLETE ADDRESS) 12225 Stephens, Warren, MI 48089  
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. Crown Enterprises 12225 Stephens, Warren, MI 48089 0 Columbus-based employees	2.
3.	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 23rd day of April, in the year 2021

[Signature]  
SIGNATURE OF NOTARY PUBLIC

10-03-2025  
My Commission Expires

Notary Seal Here

**TAYLOR HURTTGAM**  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF MACOMB  
My Commission Expires October 03, 2025  
Acting in the County of Macomb



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