STAFF REPORT DEVELOPMENT COMMISSION ZONING MEETING CITY OF COLUMBUS, OHIO OCTOBER 9, 2025

2. APPLICATION: Z25-025

Location: 3270 WESTERVILLE RD. (43224), being 2.23± acres located

on the east side of Westerville Road, 716± feet south of Innis

Road (010-214873; Northeast Area Commission).

Existing Zoning: R-1, Residential District.

Request: L-M, Limited Manufacturing District (H-35).

Proposed Use: Self-storage facility.

Applicant(s): SBC Investments LLC c/o Jackson B. Reynolds, III, Atty.; 37

West Broad Street, Suite 460; Columbus, Ohio 43215.

Property Owner(s): The Applicant.

Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

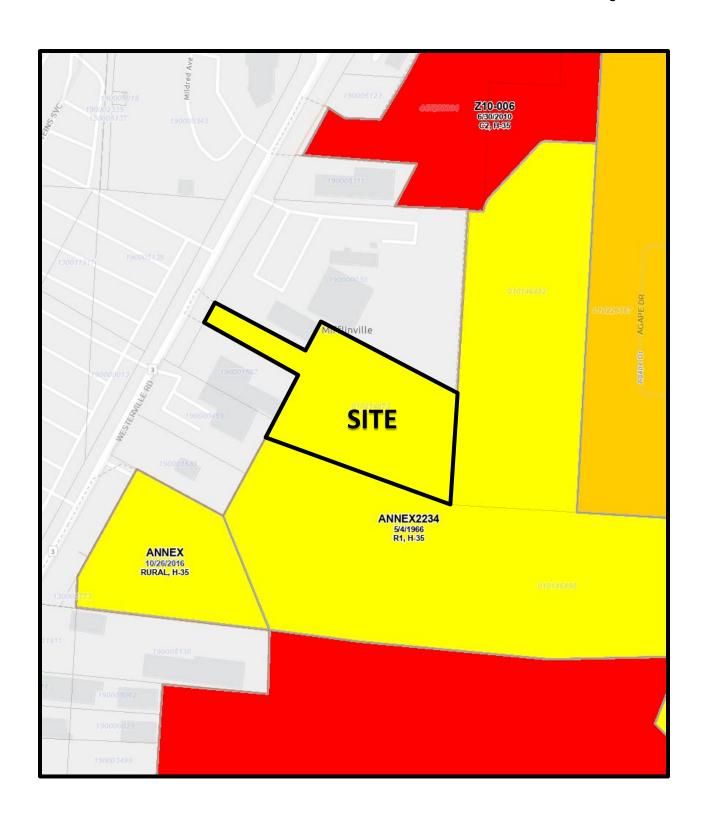
BACKGROUND:

The site consists of one undeveloped parcel within the R-1, Residential District. The
applicant requests the L-M, Limited Manufacturing District to allow a self-storage facility.

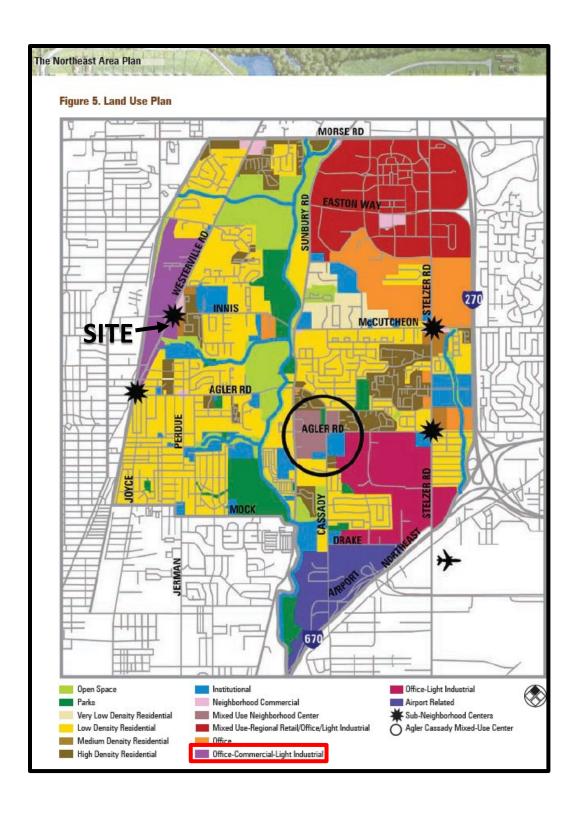
- To the north of the site is an automobile dealership in the CS, Community Service District within Mifflin Township. To the south is a religious facility in the R-1, Residential District.
 To the east are automobile dealerships in the CS, Community Service District within Mifflin Township. To the west is an undeveloped parcel in the R-1, Residential District.
- o The site is within the planning boundaries of the *Northeast Area Plan* (2007), which recommends "Office-Commercial-Light Industrial" land uses at this location.
- The site is located within the boundaries of the Northeast Area Commission, whose recommendation is for approval.
- The limitation text restricts the allowable uses to self-storage, outdoor storage of RV, boat, and motor vehicles, and most C-4 uses, includes supplemental development standards addressing building height and building materials.
- The Columbus Multimodal Thoroughfare Plan (2019) identifies Westerville Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

<u>CITY DEPARTMENTS' RECOMMENDATION</u>: Approval.

The requested L-M, Limited Manufacturing District will allow a self-storage facility at this location. The Limitation Text restricts the allowable uses to self-storage, outdoor storage of RV, boat, and motor vehicles, and most C-4 uses, and includes supplemental development standards addressing building height and building materials. Staff notes that the requested L-M district is consistent with the *Northeast Area Plan's* land use recommendation, and is consistent with the existing development and zoning pattern along this portion of Westerville Road.



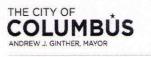
Z25-025 3270 Westerville Rd. Approximately 2.23 acres R-1 to L-M



Z25-025 3270 Westerville Rd. Approximately 2.23 acres R-1 to L-M



Z25-025 3270 Westerville Rd. Approximately 2.23 acres R-1 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	Z25-025			
Address	3270 WESTERVILLE RD			
Group Name	NORTH EAST AREA COMMISSION			
Meeting Date	September 11, 2025			
Specify Case Type	 □ BZA Variance / Special Permit □ Council Variance ☑ Rezoning □ Graphics Variance / Plan / Special Permit 			
Recommendation (Check only one)	✓ Approval□ Disapproval			

LIST BASIS FOR RECOMMENDATION:

The applicant is in agreement to making changes to the limitation text to not include specific businesses as suggested bu the commission. Applicant agrees to West and North exterior treatment updgrades using natural materials as discussed.

Vote	8 yes, 0 No		
Signature of Authorized Representa	ative Commissione Cousa Moore		
Recommending Group Title	Northeast Area Commission		
Daytime Phone Number	614-519-2195		

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.



DEPARTMENT OF BUILDING AND ZONING SERVICES

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PROJECT DISCLOSURE STATEMENT		APPLICATION #:	Z25-025
Parties having a 5% or more interest in the project that is the subjec	ct of this application.		
THIS PAGE MUST BE FILLED OUT COMPLETELY AND N	OTARIZED. Do not in	dicate 'NONE' in the	space provided.
COUNTY OF FRANKLIN			
Being first duly cautioned and sworn (NAME) Jackson B.	Reynolds, III		
of (COMPLETE ADDRESS) 37 W. Broad Street, S			
deposes and states that they are the APPLICANT, AGENT, OR DUL ist of all persons, other partnerships, corporations or entities havin application in the following format:			
For Example: Nar	me of Business or indivi	dual	
	ntact name and number		
Bus	siness or individual's ad	dress; City, State, Zip	Code
Nur	mber of Columbus-base	ed employees	
1. SBC Investment LLC 733 E. Dublin-Granville Road, Suite 100 Columbus, OH 43229 0 employees Abdi Gulluus 614-400-5003	2.	<u> </u>	
3.	4.		
Check here if listing additional parties on a separate page.	wolker		
tworn to before me and signed in my presence this 23 day	of May	, in the year 202	5
IGNATURE OF NOTARY PUBLIC	9/4/202	5	Notary Seal Here
MONATURE OF NOTART PUBLIC	My Commission Expi		Natalie C. Timmons Notary Public, State of Ohio ly Commission Expires 09-04-20

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