

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

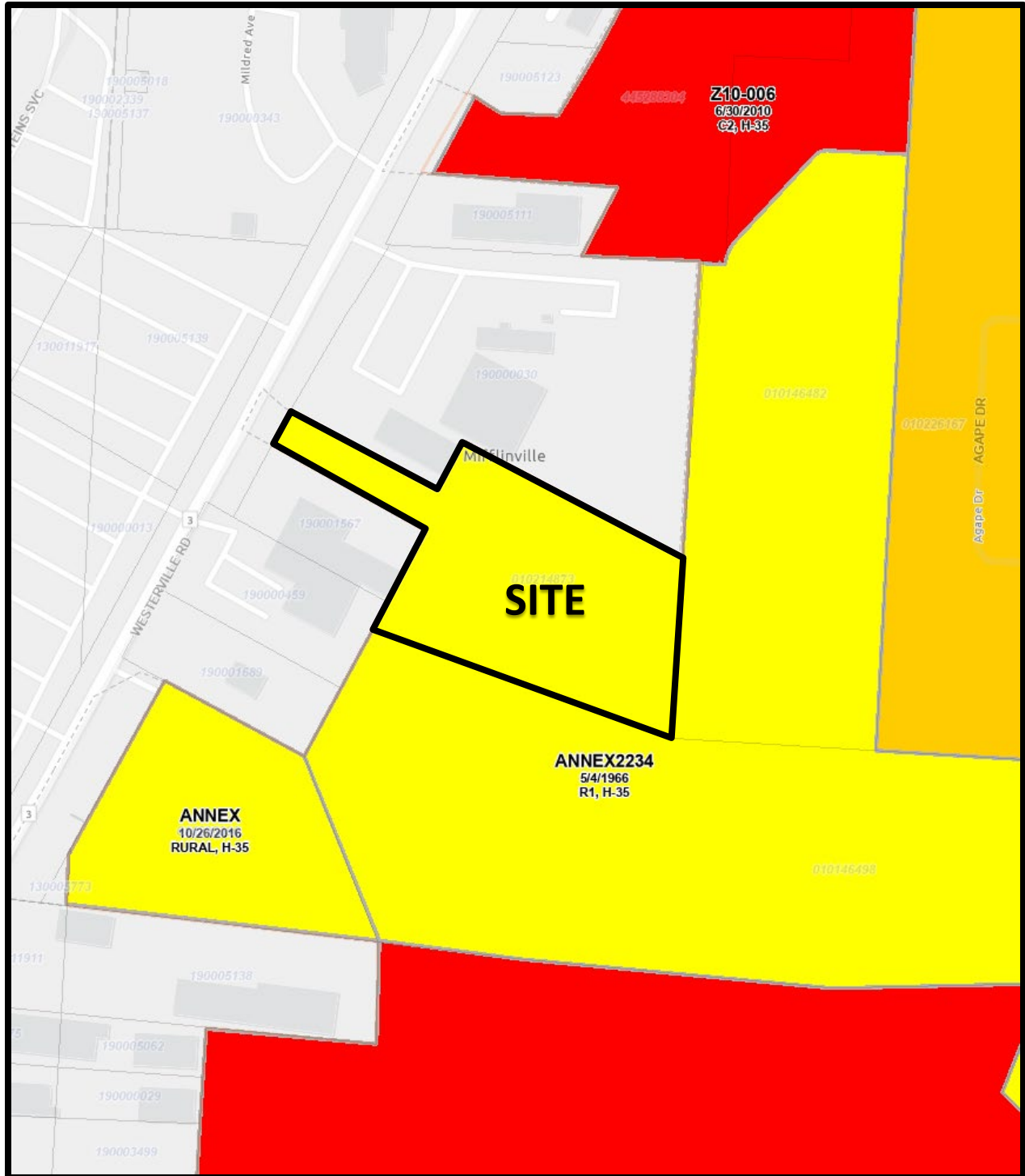
- 2. APPLICATION: Z25-025**
Location: **3270 WESTERVILLE RD. (43224)**, being 2.23± acres located on the east side of Westerville Road, 716± feet south of Innis Road (010-214873; Northeast Area Commission).
Existing Zoning: R-1, Residential District.
Request: L-M, Limited Manufacturing District (H-35).
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:

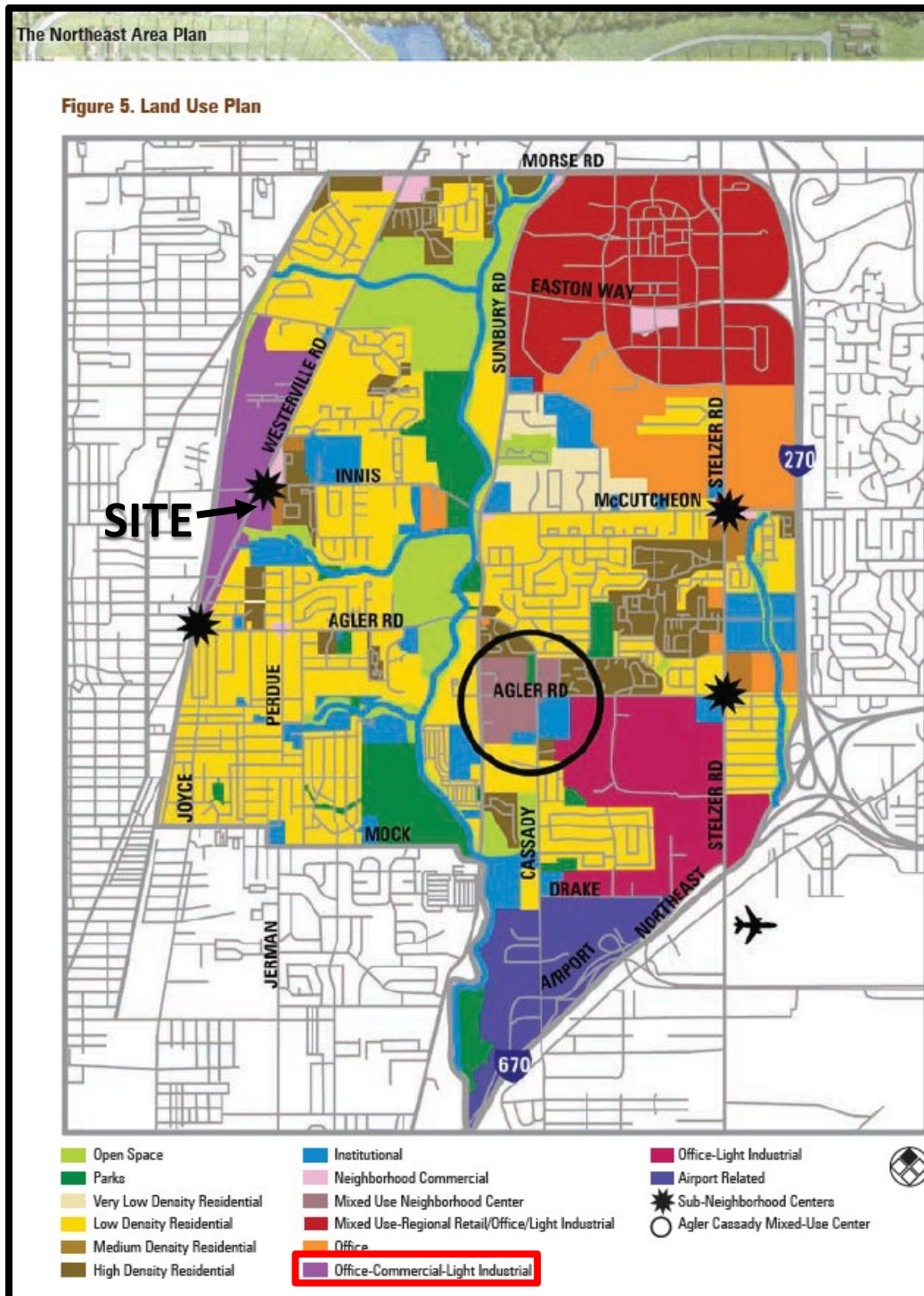
- The site consists of one undeveloped parcel within the R-1, Residential District. The applicant requests the L-M, Limited Manufacturing District to allow a self-storage facility.
- To the north of the site is an automobile dealership in the CS, Community Service District within Mifflin Township. To 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.
- 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.

CITY DEPARTMENTS’ RECOMMENDATION: 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 Form111 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 ☒ Approval

(Check only one) ☐ Disapproval

LIST BASIS FOR RECOMMENDATION:

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

Vote 8 yes, 0 No

Signature of Authorized Representative 

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.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z25-025

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 W. 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. SBC Investment LLC 733 E. Dublin-Granville Road, Suite 100 Columbus, OH 43229 0 employees Abdi Gulluus 614-400-5003	2.
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 23rd day of May, in the year 2025

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

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.