

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

- 6. APPLICATION:** [Z24-060](#)  
**Location:** **2700 LOCKBOURNE RD. (43207)**, being 1.46± acres located on the northeast corner of Lockbourne Road and Faber Avenue (010-000242); Far South Columbus Area Commission.  
**Existing Zoning:** R-2, Residential District.  
**Request:** AR-1, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Preferred Living, c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 120; New Albany, OH 43054.  
**Property Owner(s):** Mustafa Ekingen; 4 Center Court; East Hanover, NJ 07936.  
**Planner:** Dane Kirk; 614-645-7973; [DEKirk@Columbus.gov](mailto:DEKirk@Columbus.gov)

**BACKGROUND:**

- The 1.46± acre site consists of one undeveloped parcel in the R-2, Residential District. The applicant requests the AR-1, Apartment Residential District to allow for a multi-unit residential development at this location.
- North of the site is a Columbus Metropolitan Library branch in the R-2, Residential District. South of the site is an undeveloped parcel in the R-2, Residential District. East of the site are single-unit dwellings in the I, Institutional District and R-2, Residential District. West of the site is a community recreation center in the R-2, Residential District.
- Concurrent CV24-142 includes a site plan demonstrating an apartment complex with up to 35 units within four buildings. Variances to building setback and perimeter yard are included. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning boundaries of the *TriE South Neighborhood Plan* (2003), which recommends “Retail Commercial” land uses at this location. The site is also subject to early adoption of *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Far South Columbus Area Commission, whose recommendation is for approval.
- ~~○ The Department of Public Service staff has noted that a right-of-way dedication exception request has been filed for this site and is pending final decision. Staff also notes that the proposed access point to Faber Avenue shown on the site plan with CV24-142 will need to be revised prior to City Council as it interferes with an existing access point.~~
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies Lockbourne Road as a Suburban Community Connector requiring 100 feet of right-of-way from centerline.

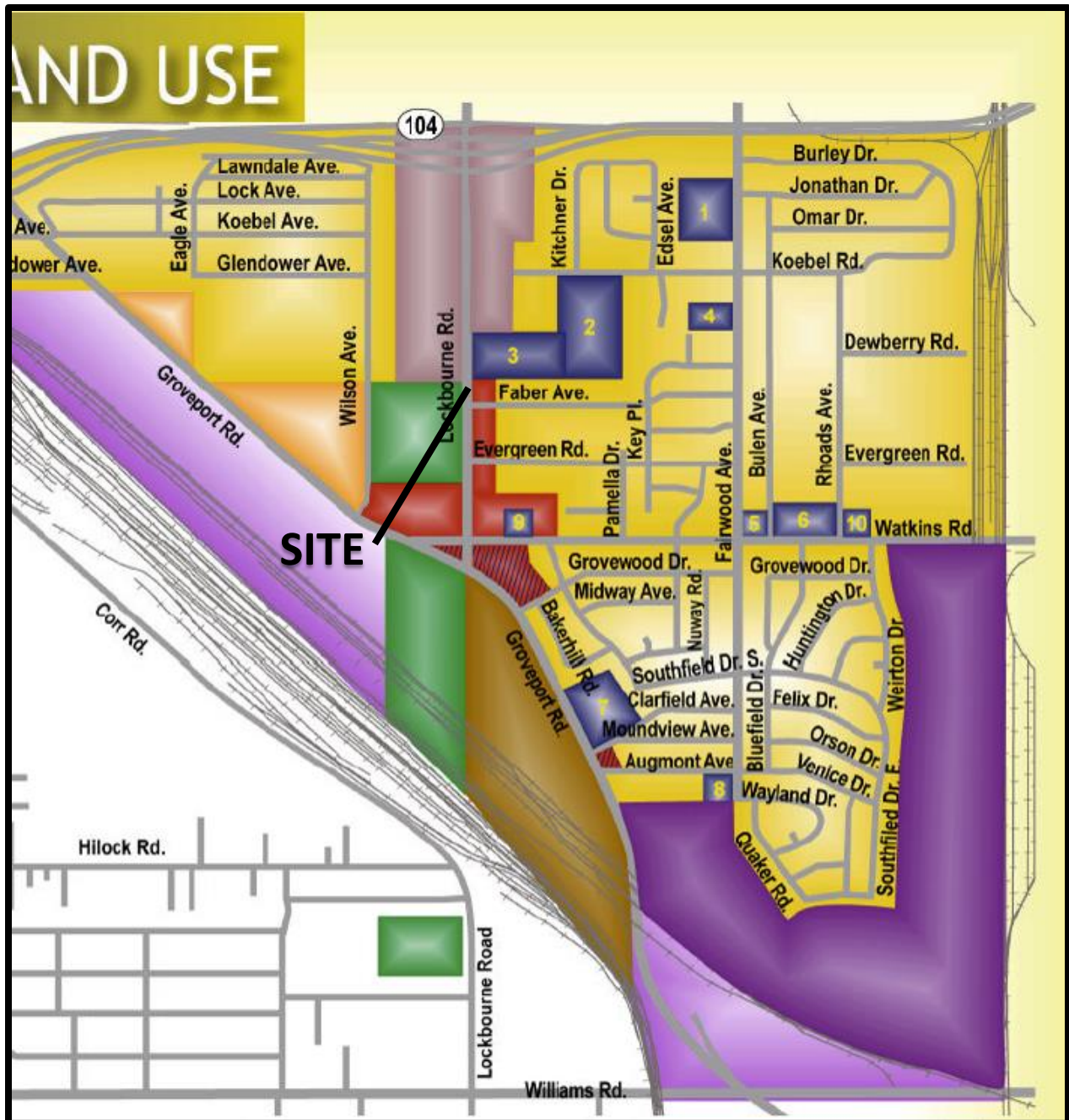
**CITY DEPARTMENTS' RECOMMENDATION:** ~~Conditional Approval~~\*

The requested AR-1, Residential District will allow multi-unit residential development that, while inconsistent with the *TriSouth Neighborhood Plan's* (2003) "Retail Commercial" recommended land use, is mitigated by the acknowledgement of the site's existing residential zoning, adjacency to single-unit residential uses to the east, and the Plan's recognition of the Lockbourne Road corridor as the geographic heart of the community with an existing mix of uses. ~~The Department of Public Service has noted that a resolution to both the right-of-way dedication request and the proposed access point to Faber Avenue will need to be demonstrated prior to going to City Council. Upon completion of the outstanding comment from the Department of Public Service, City Departments' recommendation can be for full approval.~~

**\*Department of Public Service comments have been addressed.**



Z24-060  
R-2 to AR-1  
2700 Lockbourne Rd. (43207)  
Approximately 1.46 acres



## RETAIL COMMERCIAL



The Watkins Road / Lockbourne Avenue intersection is the geographic heart of the community and the perfect place for new retail commercial development. Desirable uses include: a discount grocery store, a pharmacy, youth-oriented specialty shops, a video rental store, fast-food restaurants, a convenience store/gas station and a consumer electronics store.

## Tri-South Neighborhood Plan (2003)

Z24-060  
R-2 to AR-1  
2700 Lockbourne Rd. (43207)  
Approximately 1.46 acres





Z24-060  
R-2 to AR-1  
2700 Lockbourne Rd. (43207)  
Approximately 1.46 acres

## 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** \_\_\_\_\_

**Address** \_\_\_\_\_

**Group Name** \_\_\_\_\_

**Meeting Date** \_\_\_\_\_

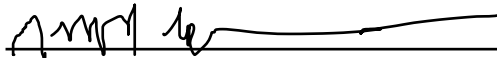
**Specify Case Type**  
BZA Variance / Special Permit  
Council Variance  
Rezoning  
Graphics Variance / Plan / Special Permit

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

**LIST BASIS FOR RECOMMENDATION:**

**Vote**

**Signature of Authorized Representative**



**Recommending Group Title**

**Daytime Phone Number**

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

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 #: **Z24-060**

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. Mustafa Ekingen 4 Center Court East Hanover, NJ 07936 (Zero employees)	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 11th day of Nov, in the year 2024

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires



DAVID L. HODGE, Esq.  
Attorney at Law  
Notary Public, State of Ohio  
My Comm. Has No Exp. Date  
R.C. Sec. 147.03

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