

**STAFF REPORT  
DEVELOPMENT COMMISSION  
SPECIAL ZONING MEETING  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 8, 2022**

- 4. APPLICATION: Z21-104**
- Location:** 1333 EDGEHILL RD. (43212), being 3.91± acres located on the west side of Edgell Road, 275± feet south of West Fifth Avenue (010-062664 & part of 010-062643; Fifth by Northwest Area Commission).
- Existing Zoning:** M, Manufacturing District.
- Request:** AR-3, Apartment Residential District (H-60).
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Goodwill Industries of Central Ohio, Inc.; c/o Dave Perry, Agent; David Perry Company; 411 East Town Street, 1st Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
- Property Owner(s):** Goodwill Industries of Central Ohio, Inc.; c/o Mark Koenig; 1331 Edgell Road; Columbus, OH 43212.
- Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

- The site consists of two parcels developed with the Goodwill of Central Ohio's Headquarters in the M, Manufacturing District. The requested AR-3, Apartment Residential District is applicable only to all of parcel 010-062664 and the southern 40± feet of parcel 010-062643. The requested AR-3 district will permit multi-unit residential development in conjunction with a new commercial building at the southwest corner of West Fifth Avenue and Edgell Road.
- North of the site is a brewery and the future site of a new commercial building in the M, Manufacturing District. South of the site is a multi-unit residential development in the AR-2, Apartment Residential District. East of the site is a grocery store in the M, Manufacturing District. West of the site is a future mixed-used development in the CPD, Commercial Planned Development District.
- Concurrent CV21-154 has been filed demonstrating a multi-unit residential development with up to 250 dwelling-units on this site (63.93 du/acre) and includes variances to building height, maneuvering, lot coverage, building setbacks, and rear yard. 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 *Fifth by Northwest Neighborhood Plan* (2009), which recommends "Mixed-use" and "Industrial (Light)" land uses at this location. The site is also subject to *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018).
- The site is located within the boundaries of the Fifth by Northwest Area Commission

whose recommendation had not been received when this report was written.

- The Division of Traffic Management has stated a traffic impact study is in progress in conjunction with this application. Additional commitments or access revisions may be needed based on the results of the approved traffic impact study.

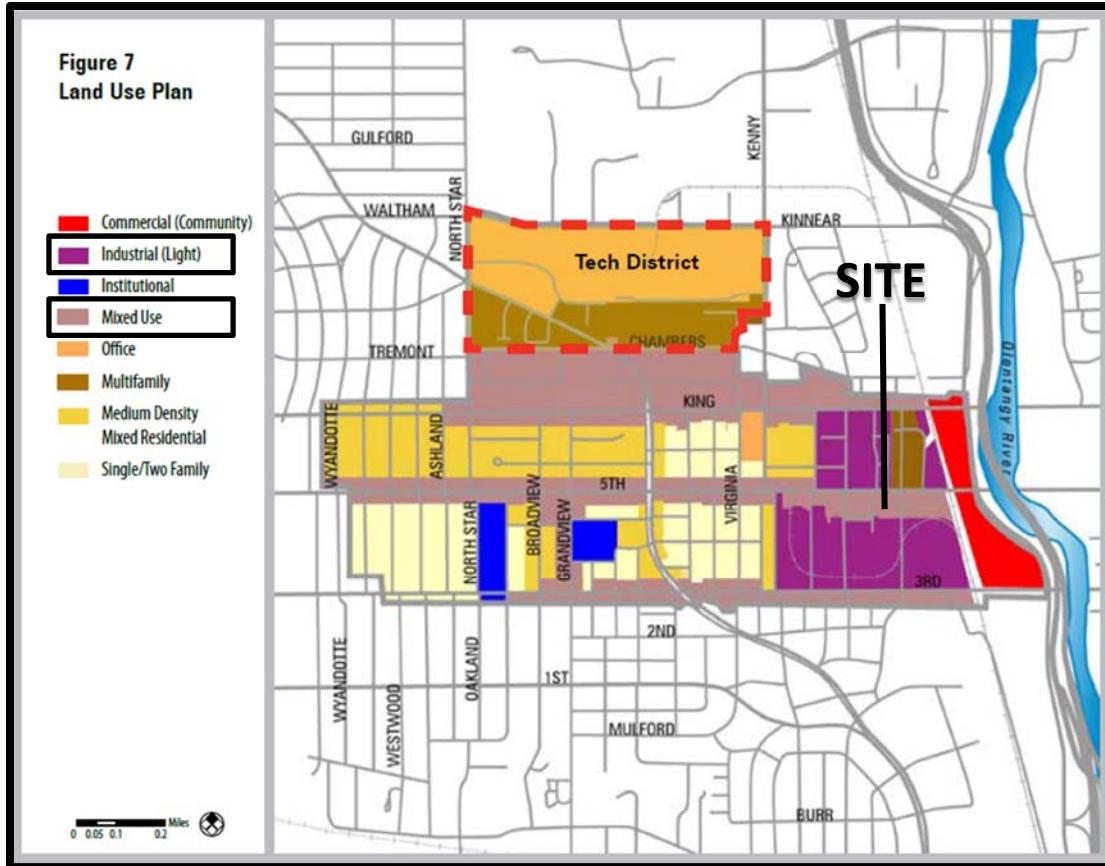
**CITY DEPARTMENTS' RECOMMENDATION:** \*Conditional Approval.

The requested AR-3, Apartment Residential District will permit redevelopment of the site with a multi-unit residential development. While the *Fifth by Northwest Neighborhood Plan* recommends "Industrial (Light)" land uses for the majority of the site, the proposed residential development is in conjunction with a proposed commercial building at the southwest corner of West Fifth Avenue and Edgehill Road. Together these buildings are consistent with the Plan's recommendation for "Mixed-use" land uses. Staff supports the uses and densities proposed as they will help support transit, neighborhood retail, and encourage a more walkable neighborhood. Additionally, the request is compatible to recent high-density residential and mixed-use redevelopments along the West Fifth Avenue and West Third Avenue corridors in this neighborhood. Staff notes that additional commitments or access revisions may be needed based on the results of the approved traffic impact study and that those commitments will need to be addressed to the satisfaction of the Department of Public Service before proceeding to City Council with full Staff Approval.

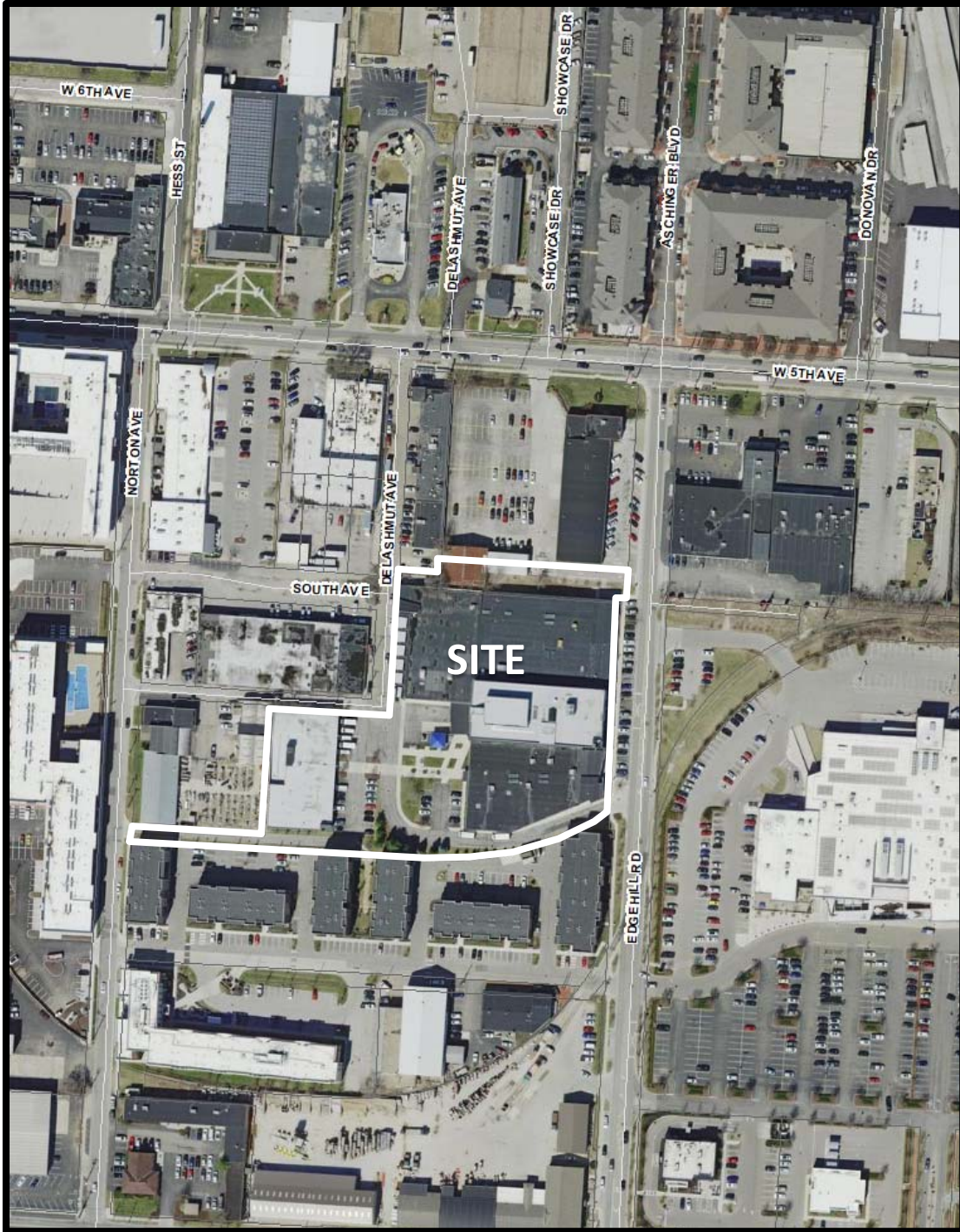
**\*Traffic Impact Study has been completed to the satisfaction of the Department of Public Service and City Departments are now in full approval.**



Z21-104  
1333 Edgehill Rd.  
Approximately 3.91 acres  
M to AR-3



Z21-104  
1333 Edgehill Rd.  
Approximately 3.91 acres  
M to AR-3



Z21-104  
1333 Edgehill Rd.  
Approximately 3.91 acres  
M to AR-3

## 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** Z21-104 / CV21-154

**Address** 1333 Edgehill Road and 885 W 5th Avenue

**Group Name** 5th by Northwest Area Commission

**Meeting Date** September 6, 2022

**Specify Case Type**

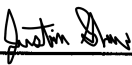
- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

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

**LIST BASIS FOR RECOMMENDATION:**

The 5th By Northwest AC was in favor of this proposal. We are excited by the value it will add to the community. A new grocery store will be a great addition to the neighborhood providing more shopping options.

**Vote** 6-0 Approval

**Signature of Authorized Representative** 

**Recommending Group Title** 5xNW AC

**Daytime Phone Number** 215-740-2835

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; 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 #: Z21-104

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) Donald Plank  
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, OH 43215  
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)

<p>1. Goodwill Inds. of Cntrl. Oh., Inc.; 1331 Edgehill Rd., Columbus, OH 43213; # Cols-based emps: 1,100 Contact: Mark Koenig, (614) 583-0324</p>	<p>2. -----</p>
<p>3. -----</p>	<p>4. -----</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 27<sup>th</sup> day of July, in the year 2022

MaryAlice Wolf  
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here  
My Commission Expires \_\_\_\_\_



MaryAlice Wolf  
Notary Public, State of Ohio  
My Commission Expires October 24, 2023

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