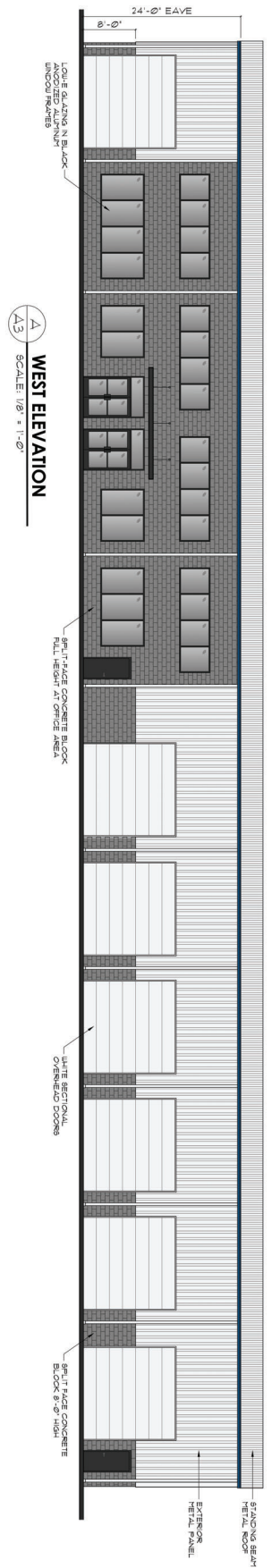




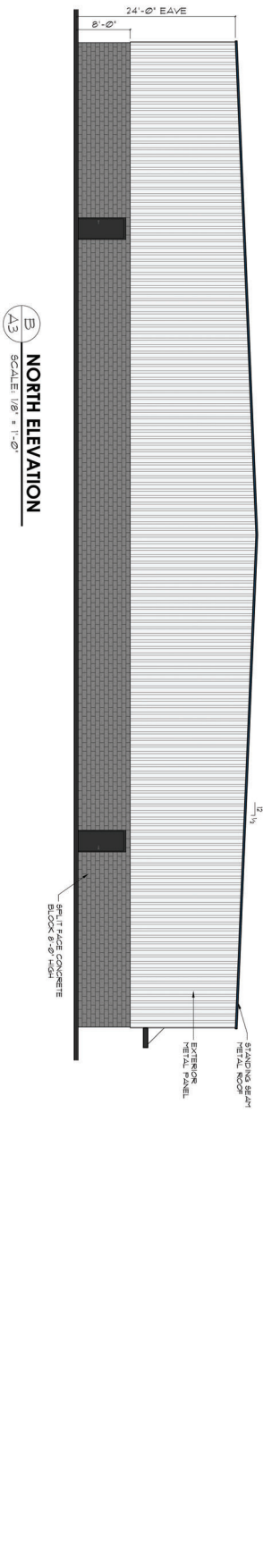
FINAL SITE PLAN RECEIVED 06.20.2024 SHEET 2 OF 2 Z24-018



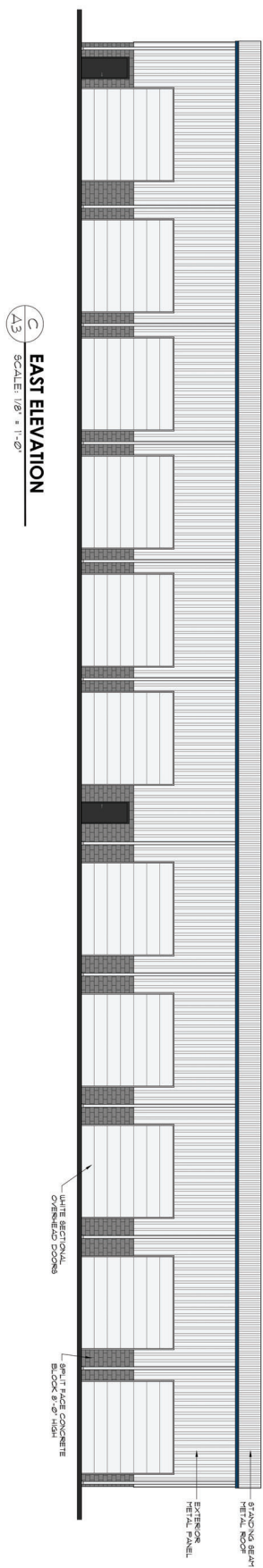
<p>COLOR SITE PLAN</p>	<p>SITE IMPROVEMENT PLAN FOR</p>	<p>PREPARED FOR:</p>	<p>1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 614.441.7240</p>	<p>NO.</p>	<p>DATE</p>	<p>BY</p>	<p>DESCRIPTION</p>
	<p>SKYWORKS</p>	<p>FRAZIER GENERAL CONTRACTORS, LLC</p>		<p>PROJECT DATE: 01/09/2024</p>	<p>PROJECT NO: CP 401.2300596</p>	<p>DRAWN BY: NAF</p>	<p>CHECKED BY: SCH</p>
<p>740 N. WILSON RD, COLUMBUS, OH 43204</p>	<p>5000 MIKE DRIVE COLUMBUS, OH 43026</p>	<p>Mannik Smith Group www.MannikSmithGroup.com</p>	<p>TECHNICAL SKILL. CREATIVE SPIRIT.</p>	<p>NO.</p>	<p>DATE</p>	<p>BY</p>	<p>DESCRIPTION</p>



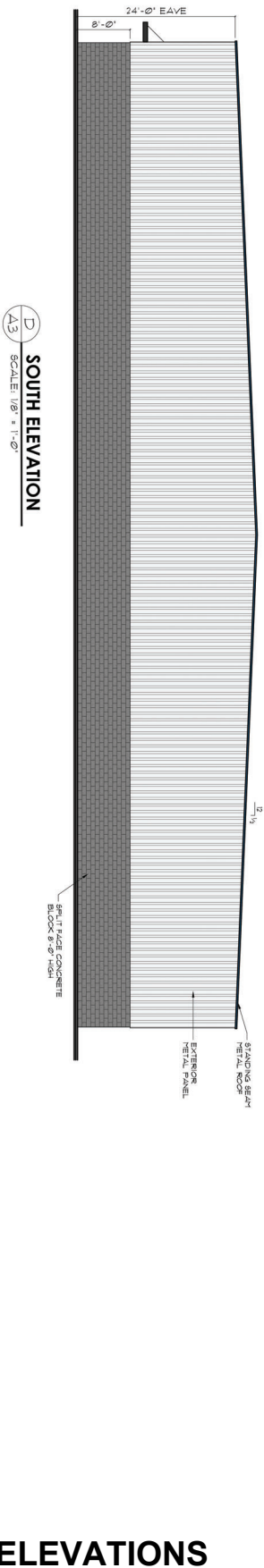
**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**ELEVATIONS**

A3

24005  
03-04-24



**JH Architects, Inc.**

5120 B Nike Drive  
Hilliard, Ohio 43026  
614-527-7590 Fax 614-527-7592



Craig Frazier  
(614) 206-3073  
Matt Frazier  
(614) 743-0883



**SKYWORKS**  
740 N. WILSON ROAD,  
COLUMBUS OHIO

*6/20/24*

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 13, 2024**

1. **APPLICATION:** **Z24-018**  
**Location:** **740 N. WILSON RD. (43204)**, being 14.36± acres located on the east side of North Wilson Road, 505± feet north of Fisher Road (570-213771 and five others; Greater Hilltop Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** L-M, Limited Manufacturing District (H-35).  
**Proposed Use:** Commercial and less-objectionable manufacturing uses.  
**Applicant(s):** Skyworks, LLC; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** Cristo Rey Ministries, Inc.; 1778 Dividend Drive; Columbus, OH 43228.  
**Planner:** Eastman Johnson; 614-645-7979; [roejohnson@columbus.gov](mailto:roejohnson@columbus.gov)

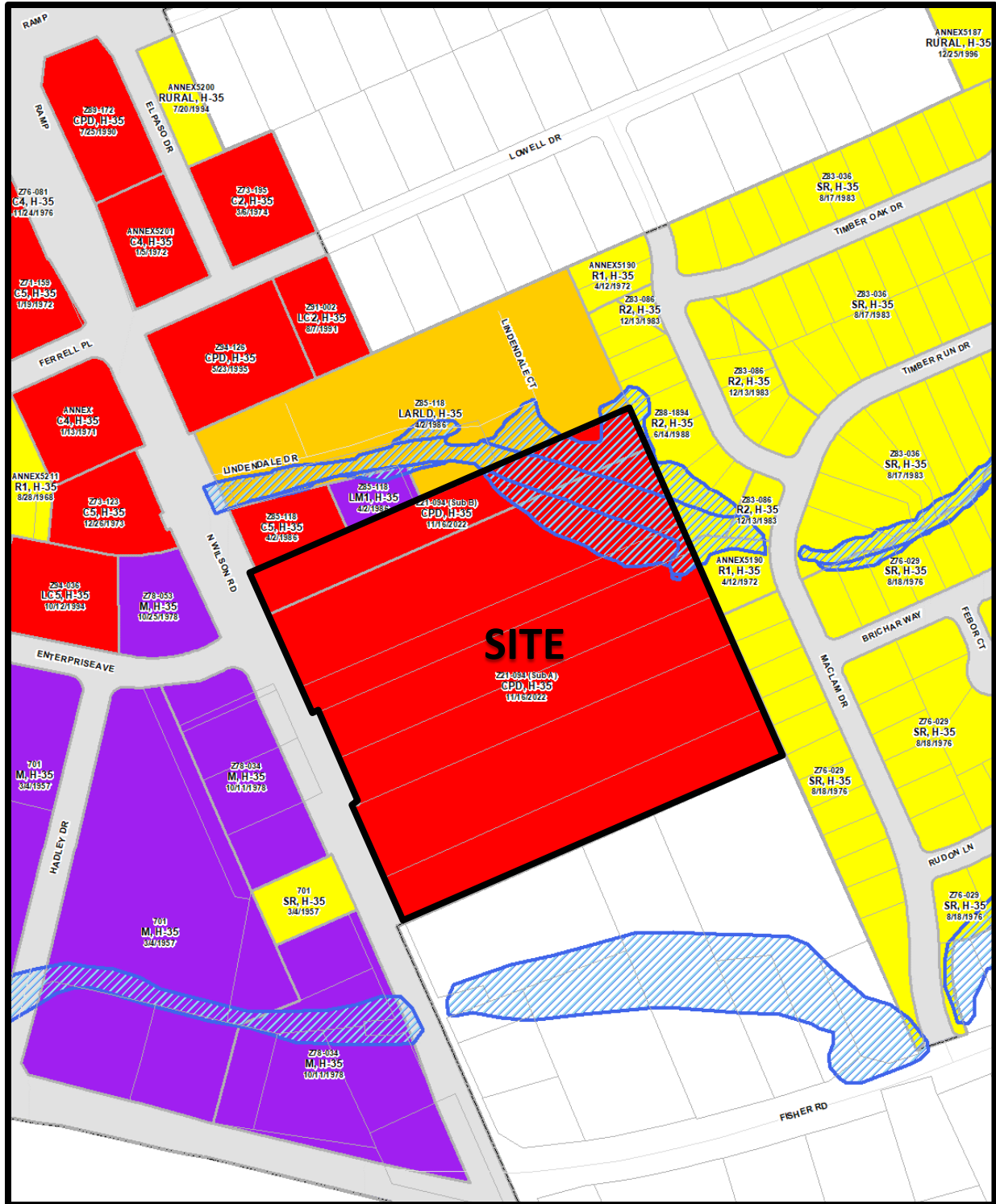
**BACKGROUND:**

- The site consists of three undeveloped parcel and three parcels developed with single-unit dwellings and a commercial use within the CPD, Commercial Planned Development District. The requested L-M, Limited Manufacturing District will allow commercial and less-objectionable manufacturing uses.
- To the north of the site is a car wash in the C-5, Commercial District and L-M-1, Limited Manufacturing District, and an apartment complex in the L-ARLD, Apartment Residential District. To the south of the site is an undeveloped parcel in the SCPD, Select Commercial Planning District and two single-unit dwellings in the R, Rural District in the Franklin Township. To the east are single-unit dwellings in the SR, Suburban Residential District, R-1, Residential District, and the R-2, Residential District. To the west of the site are commercial warehouses and auto repair facility in the M, Manufacturing District and a single-unit dwelling in the SR, Suburban Residential District.
- The site is located within the planning boundaries of the *Hilltop Land Use Plan (2019)*, which recommends “Employment Center” land uses at this location.
- The limitation text includes use restrictions and supplemental development standards that address building and parking setbacks, access, loading, and parking, buffering and screening, building design, and graphics. Additionally, the text includes commitments to develop the site in accordance with the site plans and building elevations submitted.
- The site is located within the boundaries of the Greater Hilltop Area Commission, whose recommendation had not been received at the time this staff report was finalized.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of North Wilson Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

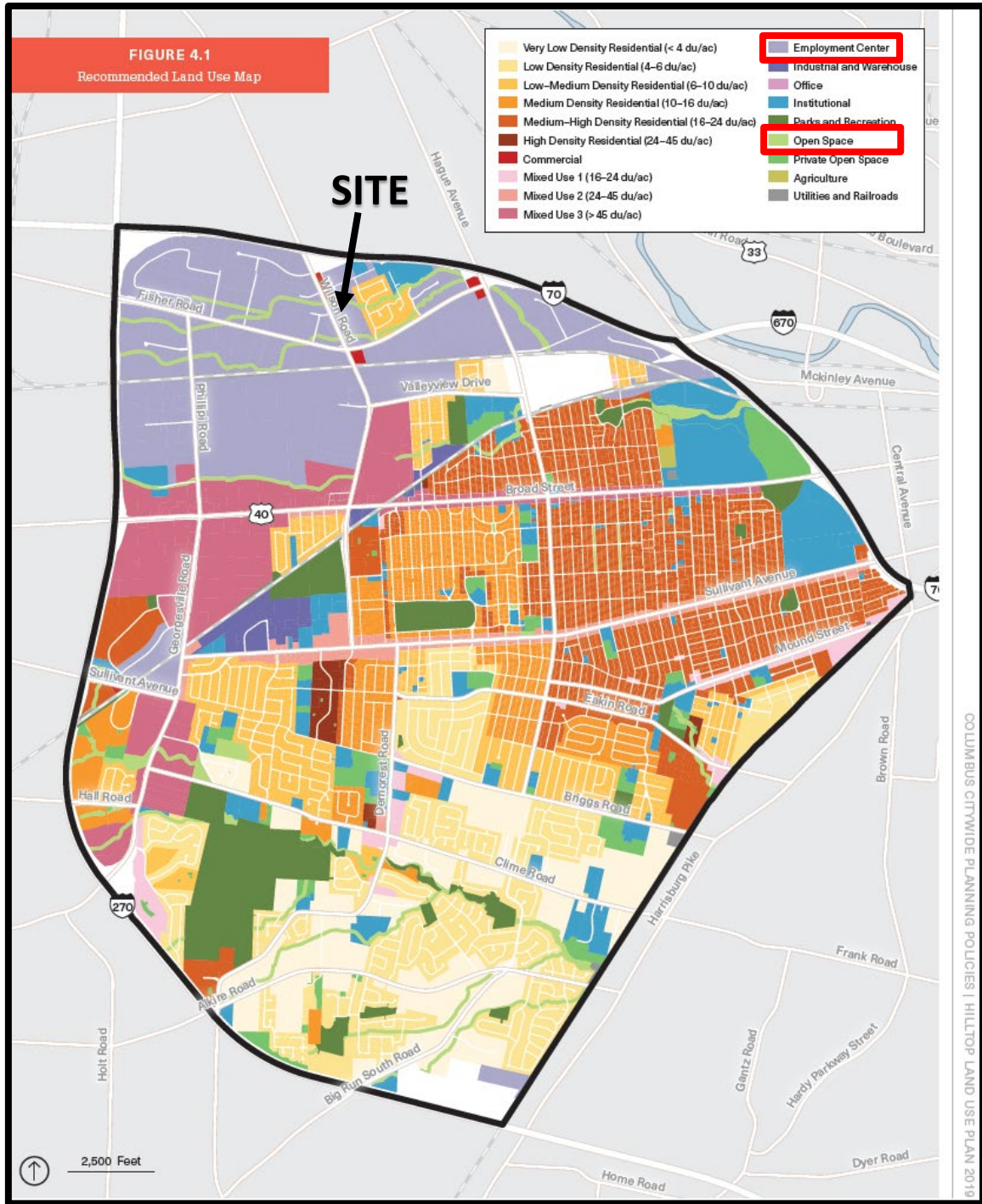
**CITY DEPARTMENTS' RECOMMENDATION:** ~~Conditional Approval.~~ **Approved.**

The requested L-M, Limited Manufacturing District will allow commercial and less-objectionable manufacturing uses. Staff supports the proposed use of the site as it is consistent with the Plan's recommended "Employment Center" land uses at this location. Planning Staff encourages the relocation of parking to the rear or side of the building, if feasible, but note enhanced landscaping and screening proposed along the North Wilson Road are consistent with *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*. ~~The pending traffic access study will determine if there will be significant revisions to the proposed site layout pursuant to the Division of Traffic Management's staff review comments.~~ **All Division of Traffic Management comments have been resolved.**





Z24-018  
740 N. Wilson Rd.  
Approximately 14.36 acres  
CPD to L-M



Z24-018  
740 N. Wilson Rd.  
Approximately 14.36 acres  
CPD to L-M





Z24-018  
740 N. Wilson Rd.  
Approximately 14.36 acres  
CPD 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 Z24-018

Address 740 N WILSON ROAD

Group Name GREATER HILLTOP AREA COMMISSION

Meeting Date 6/4/2024

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:**

Applicant plans to expand work force after moving to this location, which fulfills the C2P2 goal for an employment center based on this land use.

Plans appear to comply generally with commercial design guidelines

Significant distance between adjoining single family homes to the East and this developed area

Commercial customer base of Skyworks will result in less traffic impact than other potential uses

Vote 13 FOR, 1 AGAINST

Signature of Authorized Representative [Signature] CO-CHAIR, ZONING

Recommending Group Title GREATER HILLTOP AREA COMMISSION

Daytime Phone Number 614-623-5069

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 #: Z24-018

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

<p>1. Cristo Rey Ministries, Inc. 1778 Dividend Drive Columbus, Ohio 43228 0 employees)</p>	<p>2. Sovoeun LLC 736 North Wilson Road Columbus, Ohio 43204 (0 employees)</p>
<p>3. Garys Properties 730 North Wilson Road Columbus, Ohio 43204 (0 employees)</p>	<p>4. Waheguru 1313 LLC 300 Hilliard Rome Road Columbus, Ohio 43228 (0 employees)</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 23 day of April, in the year 2024

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



Justin M. Fox  
Attorney At Law  
Notary Public, State of Ohio  
My Commission Does Not Expire  
Sec.147.03 R.C.

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