

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 9, 2024**

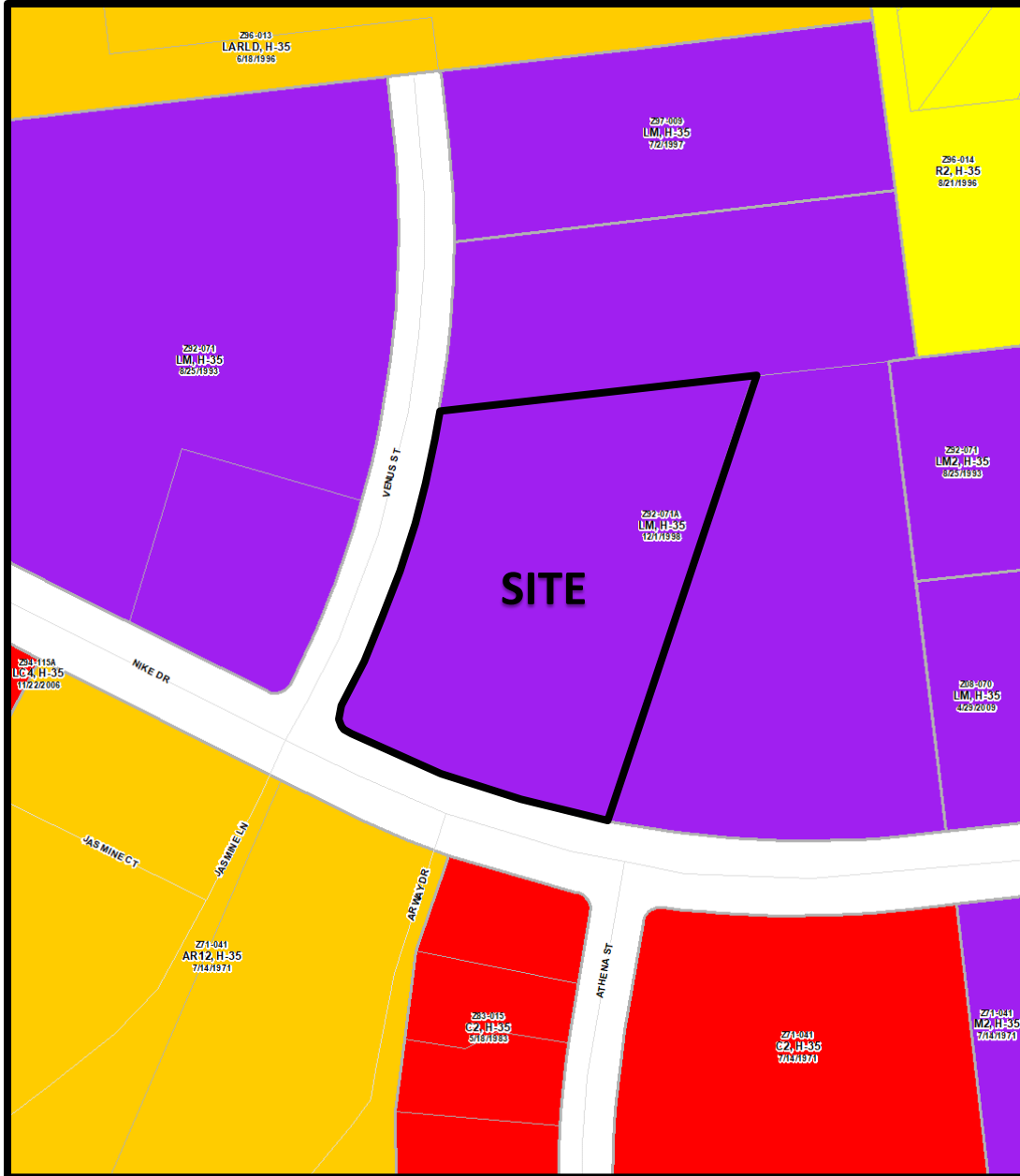
1. **APPLICATION:** [Z24-008](#)  
**Location:** **2180 VENUS ST. (43026)**, being 3.2± acres located at the northeast corner of Venus Street and Nike Drive (560-227025; Far West Side Area Commission).  
**Existing Zoning:** L-M, Limited Manufacturing District.  
**Request:** L-M, Limited Manufacturing District (H-35).  
**Proposed Use:** Limited manufacturing and office uses.  
**Applicant(s):** M-M Masonry, LLC; c/o Jeffery L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** 2180 Venus Street LLC; 3979 Parkway Lane; Hilliard, OH 43026.  
**Planner:** Brandon Carpenter; 614-645-1574; [bmcarpenter@columbus.gov](mailto:bmcarpenter@columbus.gov)

**BACKGROUND:**

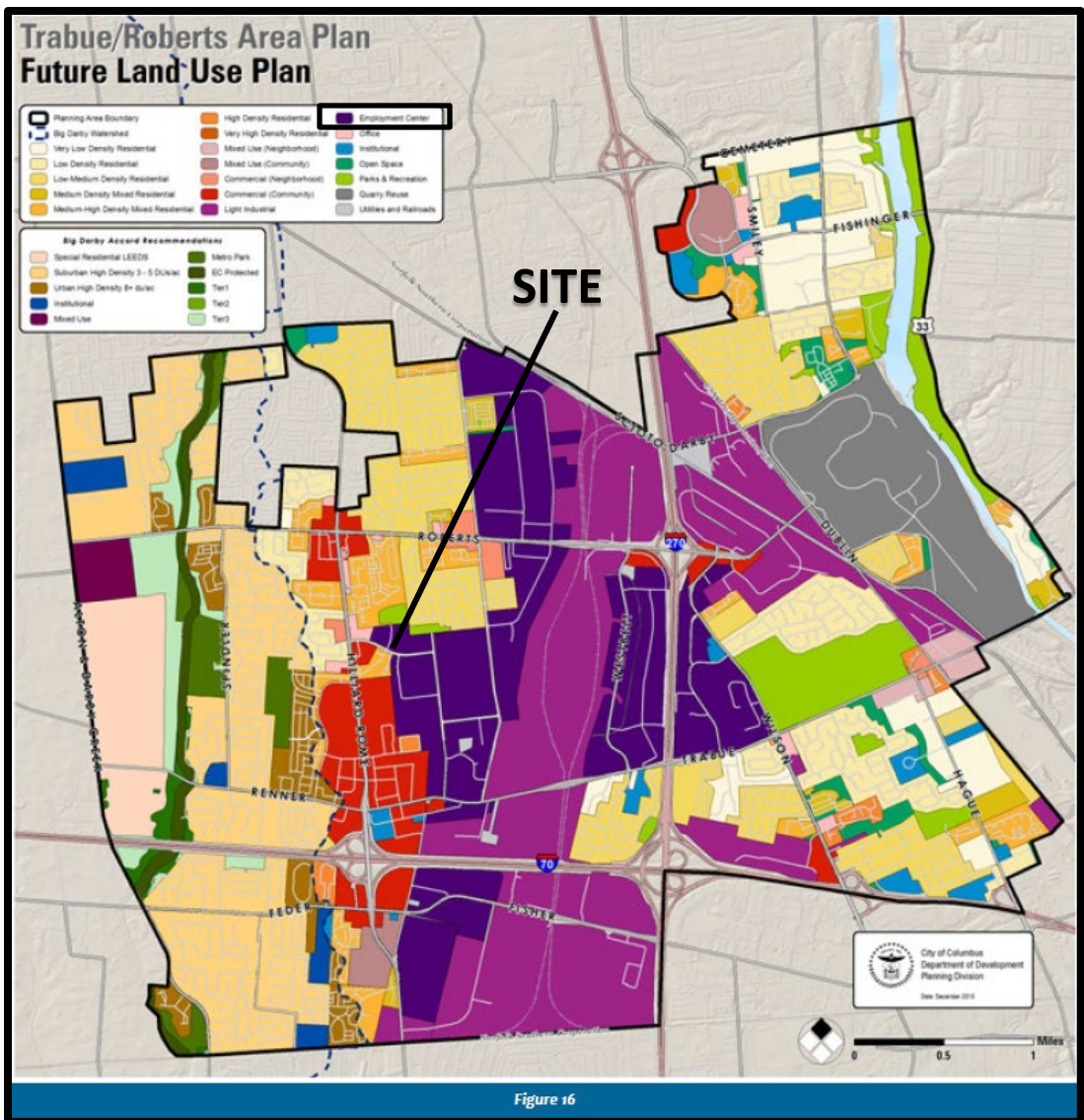
- The 3.2 acre site consists of one parcel developed with a warehouse and associated office space in the L-M, Limited Manufacturing District. The requested L-M, Limited Manufacturing District will allow for less objectionable manufacturing and office uses.
- North of the site is an automotive repair facility in the L-M, Limited Manufacturing District. South of the site is a multi-unit residential development in the AR-12, Apartment Residential District and undeveloped parcels in the C-2, Commercial District. East of the site is a lawn care facility in the L-M, Limited Manufacturing District. West of the site is a contractor's storage facility in the L-M, Limited Manufacturing District.
- Concurrent CV24-013 has been filed to reduce outdoor storage setbacks. 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 *Trabue/Roberts Area Plan* (2011), which recommends "Employment Center" land uses at this location.
- The site is located within the boundaries of the Far West Side Area Commission, whose recommendation is for approval.
- The limitation text includes use restrictions and supplemental development standards that address site access, landscaping, screening, and building design.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval

The requested L-M, Limited Manufacturing District will allow less objectionable manufacturing and office uses. The proposal is consistent with the land use recommendations of the *Trabue/Roberts Area Plan*. Additionally, the limitation text includes appropriate use restrictions and supplemental development standards.



Z24-008  
2180 Venus St.  
Approximately 3.2 acres  
L-M to L-M



Z24-008  
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Z24-008  
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Approximately 3.2 acres  
L-M 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)

<b>Case Number</b>	<u>Z24-008 with CV24-013</u>
<b>Address</b>	<u>2180 Venus Street</u>
<b>Group Name</b>	<u>Far West Side Area Commission</u>
<b>Meeting Date</b>	<u>February 27, 2024</u>
<b>Specify Case Type</b>	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
<b>Recommendation</b> (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

**LIST BASIS FOR RECOMMENDATION:**

The Far West Side Area Commission recommends approval for the modifications to the existing LM zoning to allow for a fenced contractors' yard with screening. Additional approval is recommended to allow for variance to Code 3363.41 to reduce the setback to ten feet for this storage area. This is consistent with neighboring businesses to the north and east. Recognizing the location is opposite a residential area to the south, the applicant has provided a landscape plan with commitments to additional street trees on Nike Drive to help with further screening.

<b>Vote</b>	<u>7 in favor; 0 opposed; 0 absent</u>
<b>Signature of Authorized Representative</b>	<u>Kelley Arnold</u> <small>Digitally signed by Kelley Arnold Date: 2024.02.29 08:35:40 -05'00'</small>
<b>Recommending Group Title</b>	<u>Zoning Chair</u>
<b>Daytime Phone Number</b>	<u>614-636-0784</u>

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 #: Z24-008

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) Jeffrey L. Brown of (COMPLETE ADDRESS) 37 West Broad Street STE 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

Table with 2 columns and 2 rows containing project details: 1. M-M Masonry, LLC Mike Rodriguez 614-487-7744 2100 Builders Place Columbus, OH 43204 200 Columbus based employees; 2. 2180 VENUS Street LLC 3979 Parkway Lane Hilliard, OH 43026 Tony Fox 410-478-6979 Number of Columbus based employees 0; 3. ; 4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 30th day of January, in the year 2024

SIGNATURE OF NOTARY PUBLIC [Signature]

Notary Seal Here



My Commission Expires Jackson B. Reynolds, III, Attorney At Law NOTARY PUBLIC - STATE OF OHIO My commission has no expiration date Sec. 147.03 R.C.

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