

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

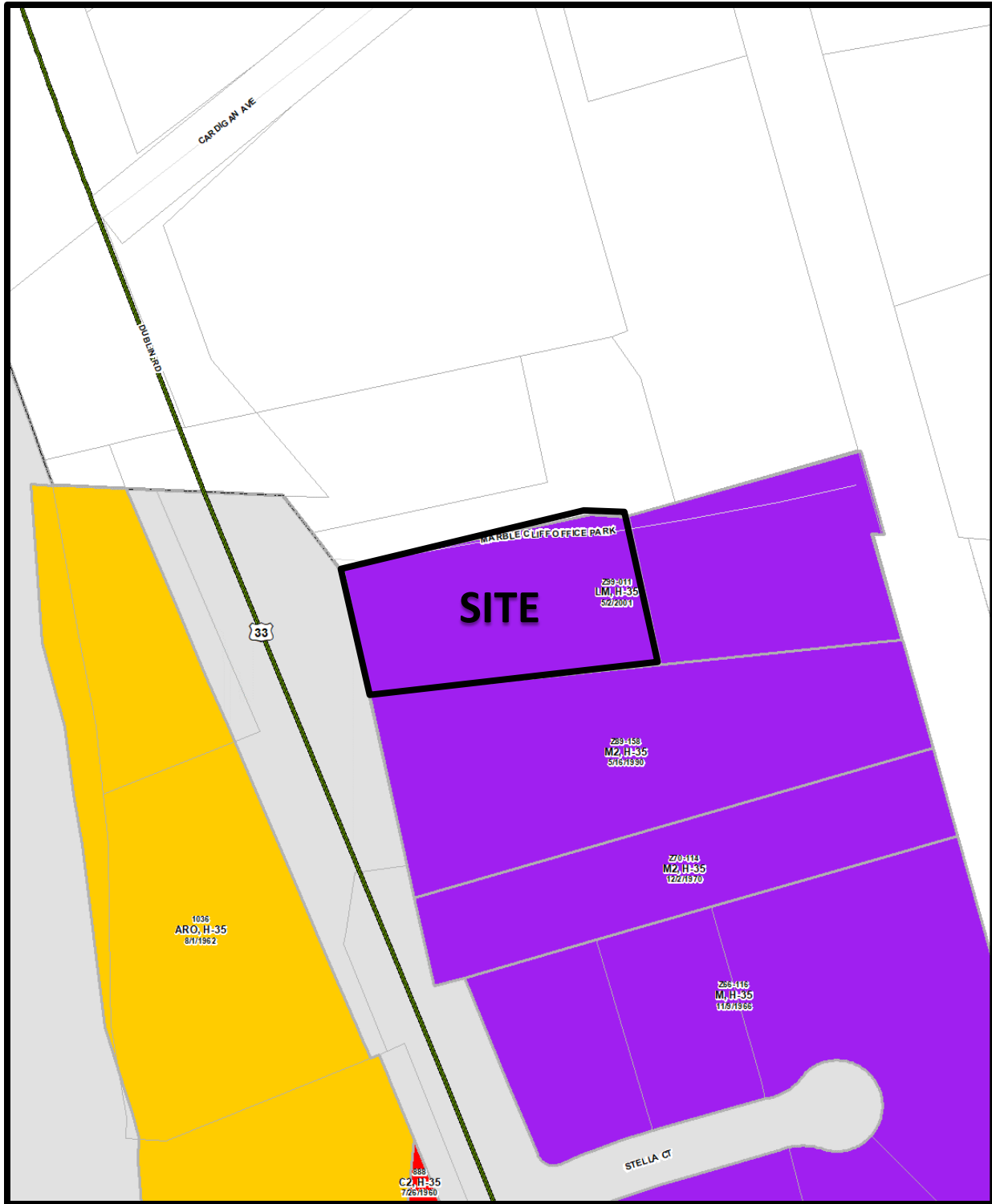
- 2. APPLICATION: Z24-019**
Location: **2125 MARBLE CLIFF OFFICE PARK (43215)**, being 1.17± acres located on the southeast corner of Marble Cliff Office Park and Dublin Road (010-269009; No Group).
Existing Zoning: L-M, Limited Manufacturing District.
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use: Limited commercial and less-objectionable manufacturing uses.
Applicant(s): Annex Seven Ltd.; c/o Laura Comek; 175 South High Street, Suite 700; Columbus, OH 43215.
Property Owner(s): Jane Setterlen; c/o Laura Comek; 175 South High Street, Suite 700; Columbus, OH 43215.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

BACKGROUND:

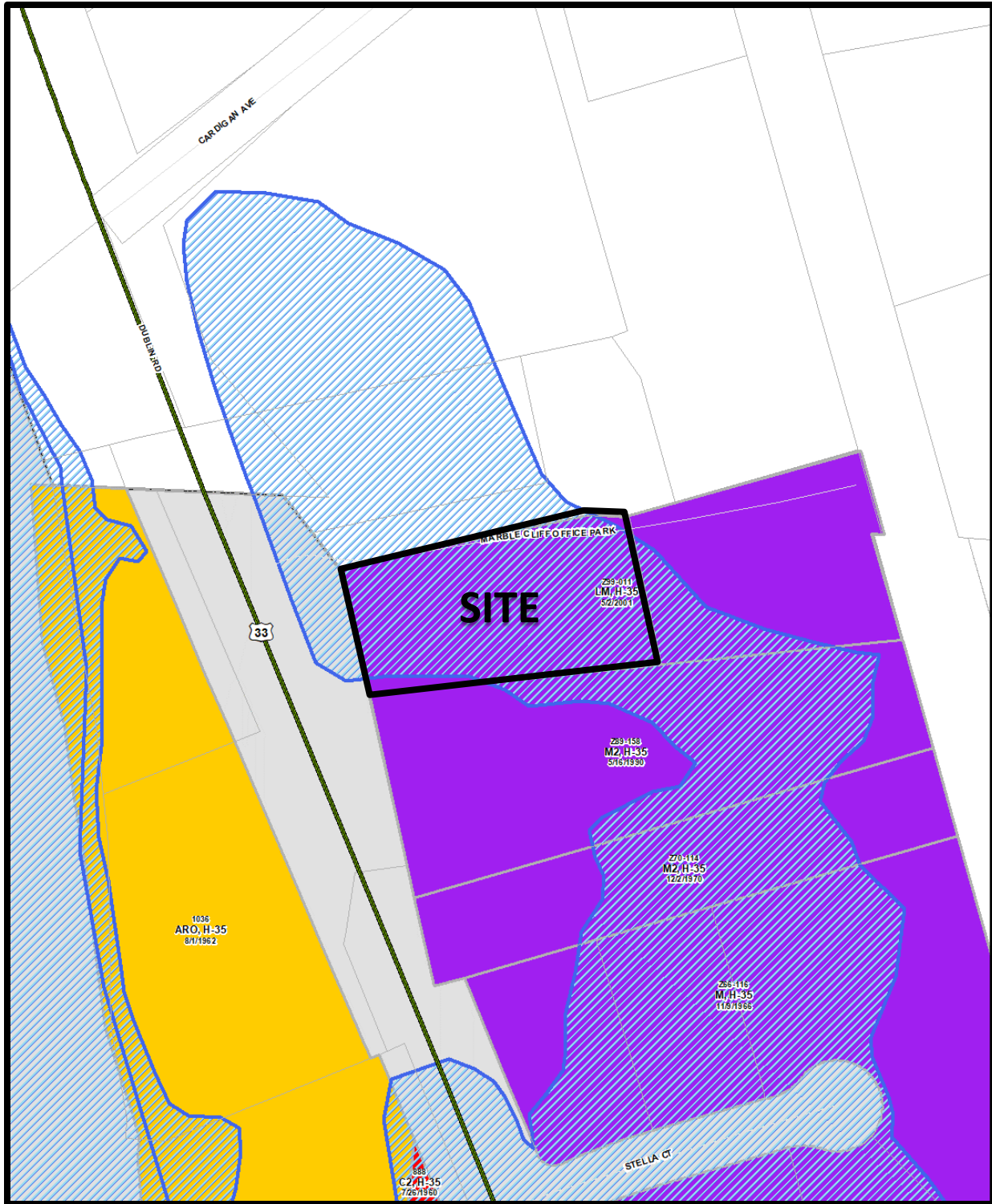
- The site consists of one parcel partially developed with parking in the L-M, Limited Manufacturing District. The requested L-M District will allow limited less-objectionable manufacturing uses and commercial uses on the site.
- To the north of the site is a medical clinic and offices in the B-2, Highway & General Business District in the Village of Marble Cliff. To the south of the site is a medical office in the M, Manufacturing District. To the east is an office use in the L-M, Limited Manufacturing District. To the west of the site is a medical clinic and offices in the AR-O, Apartment Office District.
- The limitation text includes use restrictions and supplemental development standards addressing traffic access, and street trees.
- There is no specific land use recommendation for this location and the site is not within the boundaries of a neighborhood group.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Dublin Road as a Urban Commuter Corridor requiring 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-M District will allow limited less-objectionable manufacturing uses and commercial at this location. The limitation text establishes appropriate use restrictions and includes restrictions to traffic access and a commitment for the addition of street trees along Dublin Road. Staff notes that the property is currently zoned for limited manufacturing uses, with this request adding limited commercial and retail uses to the site. Additionally, the requested L-M district is consistent with the existing development and zoning pattern along this portion of Dublin Road.



Z24-019
2125 Marble Cliff Office Park
Approximately 1.17 acres
L-M to L-M



Z24-019
2125 Marble Cliff Office Park
Approximately 1.17 acres
L-M to L-M



Z24-019
2125 Marble Cliff Office Park
Approximately 1.17 acres
L-M to L-M



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 #: Z24-019

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)
of (COMPLETE ADDRESS)

Laura MacGregor Comek, Esp.
17 S. High St., Ste 700 Cole, 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. <u>Annex Seven Ltd.</u> <u>c/o L. M. Comek, ESA</u> <u>17 S. High St., Ste 700</u>	2.
3. <u>Columbus, Ohio 43215</u> <u>0 employees</u>	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten Signature]

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

Melissa Mason
SIGNATURE OF NOTARY PUBLIC

17262026
My Commission Expires

Notary Seal Here



MELISSA MASON
Notary Public
State of Ohio
My Comm. Expires
December 26, 2026

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