

**CITY COUNCIL – ZONING COMMITTEE  
STAFF REPORT  
COUNCIL VARIANCE**

**APPLICATION:** CV26-014  
**Location:** 3600 PARK MILL RUN DR. (43206), being 12.56± acres at the northwest corner of Spring Mill Drive and Fishinger Boulevard (560-227589; West Scioto Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Proposed Use:** Accessory outdoor storage.  
**Applicant(s):** Lowes Home Centers, LLC; Freeland and Kauffman Inc. c/o Todd Simmons, PE; 209 West Stone Avenue; Greenville, SC 29609.  
**Property Owner(s):** MDC Coast 19 LLC; 11995 El Camino Real; San Diego, CA 92130.  
**Planner:** Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)

**BACKGROUND:**

- The applicant has received a recommendation of approval from the Development Commission for a concurrent rezoning (Ordinance #1294-2026; Z25-049) to the CPD, Commercial Planned Development District. The requested Council variance will allow accessory outdoor storage uses in conjunction with the home improvement retail business on this property as shown on the submitted CPD Plan included with Ordinance #1294-2026 (Z25-049).
- A Council variance is required because storage uses are not allowed in the CPD district.
- To the north and west are commercial uses in the PUD, Planned Unit Development District within the City of Hilliard. To the south are commercial uses in the PUD, Planned Unit Development District within the City of Hilliard, and a religious facility in the L-ARLD, Limited Apartment Residential District. To the east are commercial uses in the CPD, Commercial Planned Development District.
- The *Columbus Growth Strategy* (2026) recommends “Mixed-Use 3” land uses at this location.
- The site is located within the boundaries of the West Scioto Area Commission whose recommendation is for approval.
- Practical difficulties were not taken into consideration since only a use variance is being requested.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval

The requested Council variance will allow accessory outdoor storage uses for an existing retail business in the CPD, Commercial Planned Development District. The proposed storage locations are limited as shown on the CPD Plan, are accessory to the existing business on this property, and will not add an incompatible use to the area.

## STATEMENT OF HARDSHIP

### **Columbus City Code Section 3307.10 - Variances by City Council.**

City council may grant the following zoning variances:

- A. Permit a variation in the yard, height or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the zoning district established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the comprehensive plan.

Before authorizing any variance from the Zoning Code in a specific case, city council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

In granting a variance pursuant to this section, council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

### **The following factors shall be used in determining whether the applicant has encountered practical difficulties in the use of the property. Respond to the following statements:**

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

Yes  No

Outdoor storage needed for store to run at greatest efficiency.

2. Whether the variance is substantial.

Yes  No

Variance is not substantial. The request has minimal impact on parking the use is compatible with the existing Lowe's Retail use.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

Yes  No

The is already an operating home improvement retail facility and is located in a commercial area. This request is compatible with the neighborhood & adjoining properties. Accordingly, neither the neighborhood would be substantially altered nor would adjoining properties suffer a substantial detriment.

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 ▪ [ZoningInfo@columbus.gov](mailto:ZoningInfo@columbus.gov) ▪ [www.columbus.gov/bzs](http://www.columbus.gov/bzs)

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

Yes  No

Government services would be unaffected as all vehicular pathways will remain open, pedestrian pathways will remain open, and utility corridors will be unaffected. Therefore, the request will not adversely affect the delivery of government services.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

Yes  No

The original CPD was silent on the ability to incorporate this outdoor storage/sales/display and applicant was unaware that this was not an allowed use of the property.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

Yes  No

Applicant is unaware of a feasible way to operate the facility in the current capacity, other than to request this variance.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Yes  No

The intent of the original zoning will be maintained as this is a complimentary use typical of retail facilities and substantial justice will be done by granting of the variance.

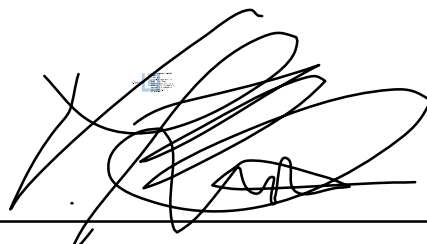
**List all sections of Code to be varied and explain your reasoning as to why this request should be granted.**

**NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.**

**I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):**

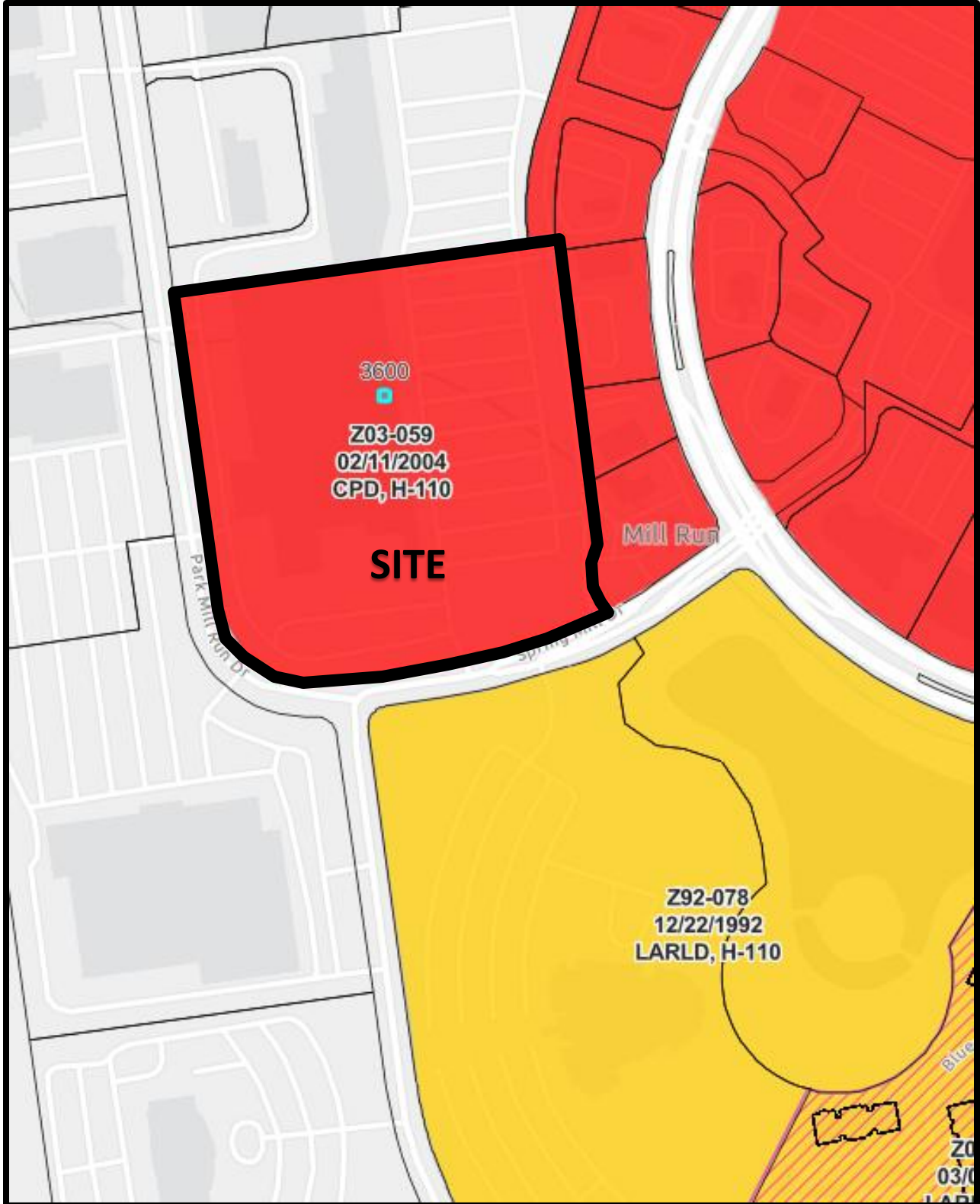
- A variance to Section 3356.03; C-4 Permitted Uses - to allow outdoor storage of materials within the existing parking lot.
- A variance to Section 3361.02; CPD Permitted Uses - to allow outdoor storage of materials within the existing parking lot.

Signature of Applicant



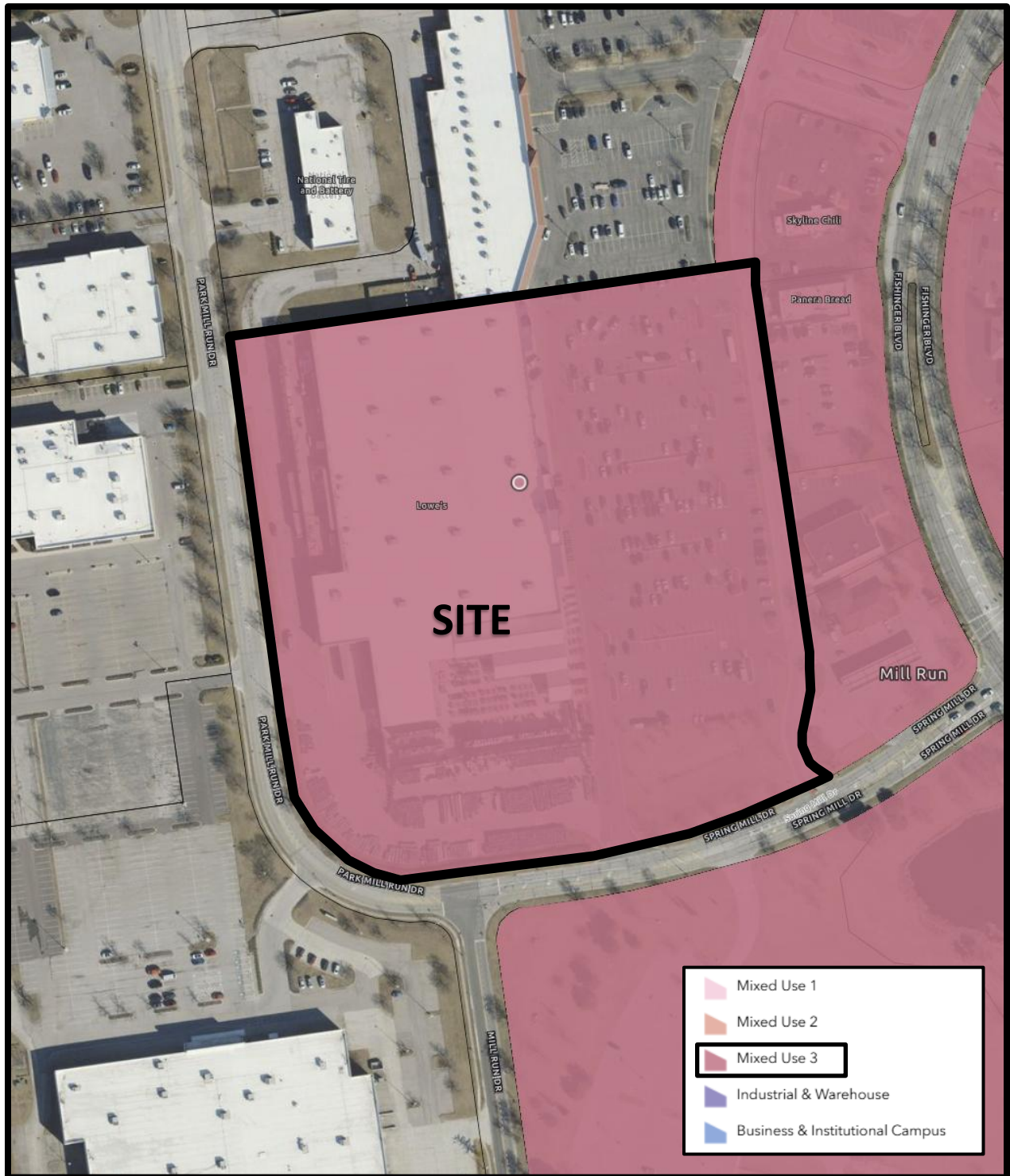
Date

04.20.2026



CV26-014  
3600 Park Mill Run Dr.  
Approximately 12.56 acres

**Columbus Growth Strategy (2026)**



CV26-014  
3600 Park Mill Run Dr.  
Approximately 12.56 acres



CV26-014  
3600 Park Mill Run Dr.  
Approximately 12.56 acres

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
(PLEASE PRINT)

**Case Number** CV26-014

**Address** Lowe's 0037, 3600 Park Mill Run Drive

**Group Name** West Scioto Area Commission

**Meeting Date** April 16, 2026

**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 West Scioto Area Commission met on April 16, 2026 and unanimously approved this application by a vote of 6-0-0, with three commissioners absent.

**Vote** 6-0-0

**Signature of Authorized Representative** Kristen E. McKinley Digitally signed by Kristen E. McKinley  
Date: 2026.04.17 17:29:41 -04'00'

**Recommending Group Title** West Scioto Area Commission

**Daytime Phone Number** 614-404-9220

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.

**PROJECT DISCLOSURE STATEMENT**

CV26-014

APPLICATION #:

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) RICHARD GOODMAN  
of (COMPLETE ADDRESS) 1000 LOWES BLVD MOORESVILLE NC 28117  
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. Realty Income Corporation Jen Byarm 858-284-5036 1195 El Camino Real, San Diego, CA 92130 0 Columbus Based Employees</p>	<p>2. Lowe's Home Centers, LLC Todd Bartok 661-523-6041 1000 Lowes Boulevard, Mooresville, NC 28117 1,127 Columbus based employees <u>80 (+) EMPLOYEES</u></p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Richard Goodman*

Sworn to before me and signed in my presence this 10th day of February, in the year 2024

*Stephanie Valdez*  
SIGNATURE OF NOTARY PUBLIC

December 7, 2024  
My Commission Expires

BSM  
CE

Notary Seal Here

Stephanie Valdez  
NOTARY PUBLIC  
Forsyth County  
North Carolina  
My Commission Expires December 7, 2026

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