

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 13, 2025**

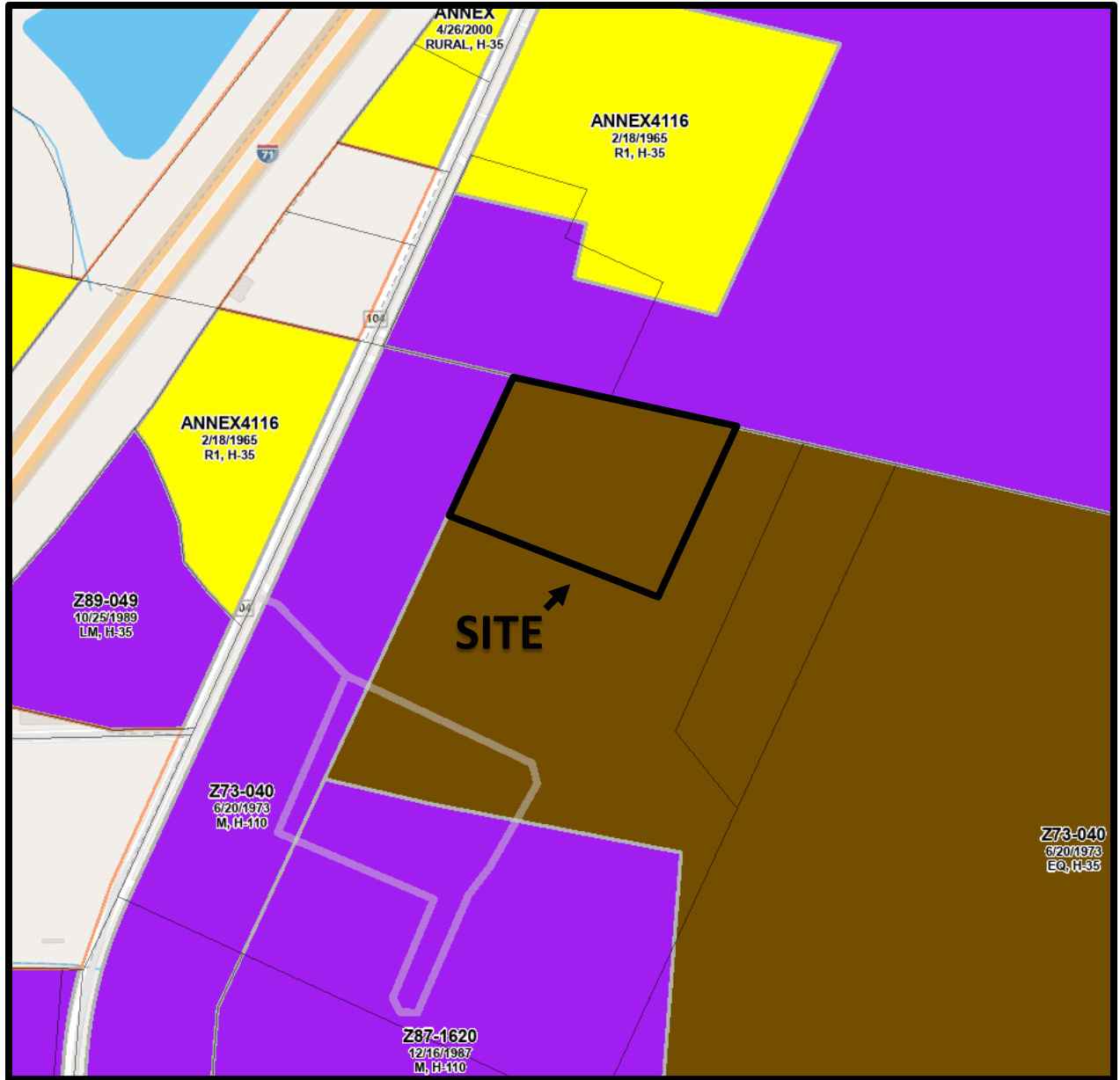
- 2. APPLICATION: Z24-071**
Location: 2512 JACKSON PI. (43223), being 5.83± acres located 278± feet west of Jackson Pike and 650± feet north of Dyer Road (part of 570-181425; Southwest Area Commission).
Existing Zoning: EQ, Excavation and Quarrying District.
Request: M, Manufacturing District (H-110).
Proposed Use: Renewable gas production.
Applicant(s): SuburbanRNG-Columbus c/o Rebecca J. Mott, Atty.; 411 East Town Street, Floor 2; Columbus, OH 43215.
Property Owner(s): City of Columbus; 90 West Broad Street, Room 425; Columbus, OH 43215.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

BACKGROUND:

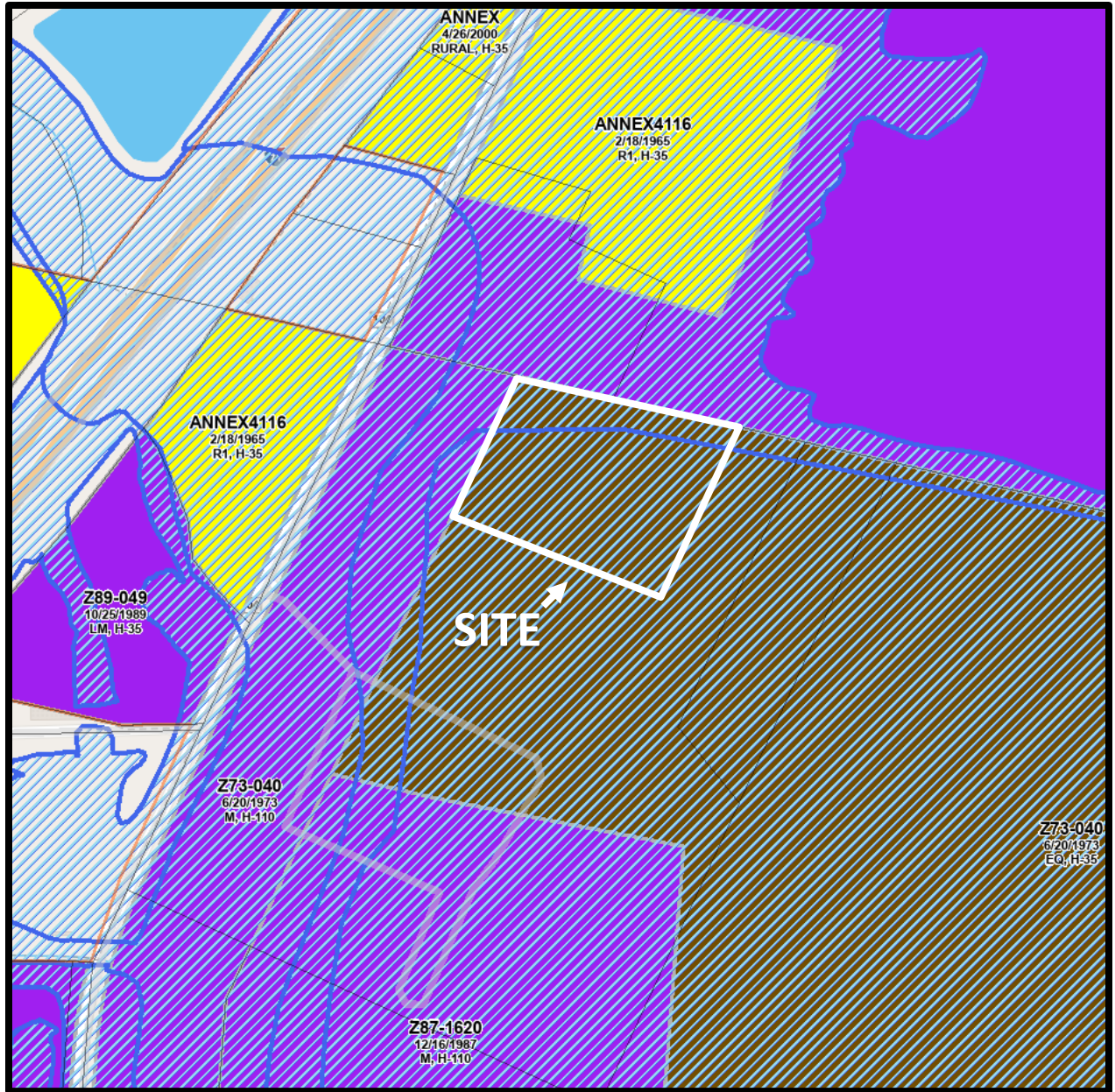
- The site consists of a portion of one parcel developed in the EQ, Excavation and Quarrying District. The requested M, Manufacturing District is for the production of renewable gas.
- To the north of the site is a solid waste facility in the M, Manufacturing District. To the south is a limestone quarry in the M, Manufacturing District. To the east is an undeveloped parcel in the M, Manufacturing District. To the west is a quarry in the EQ, Excavation and Quarrying District.
- Concurrent CV24-160 has been filed to vary required landscaping and screening, and improved surface requirements. 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 *Southwest Area Plan* (2009), which recommends “Industrial” and “Open Space Stream Buffer” land uses at this location. Additionally, the Plan includes complete adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Southwest Area Commission, whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan* (2018) identifies this portion of Jackson Pike as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested M, Manufacturing District will allow the production of renewable gas. Staff supports the request as it is consistent with both the *Southwest Area Plan* and C2P2 recommended "Industrial" land uses for this location. Additionally, the request is compatible with the existing zoning pattern of the area.



Z24-071
2512 Jackson Pike
Approximately 5.83 acres
EQ to M



Z24-071
2512 Jackson Pike
Approximately 5.83 acres
EQ to M
Floodplain Map

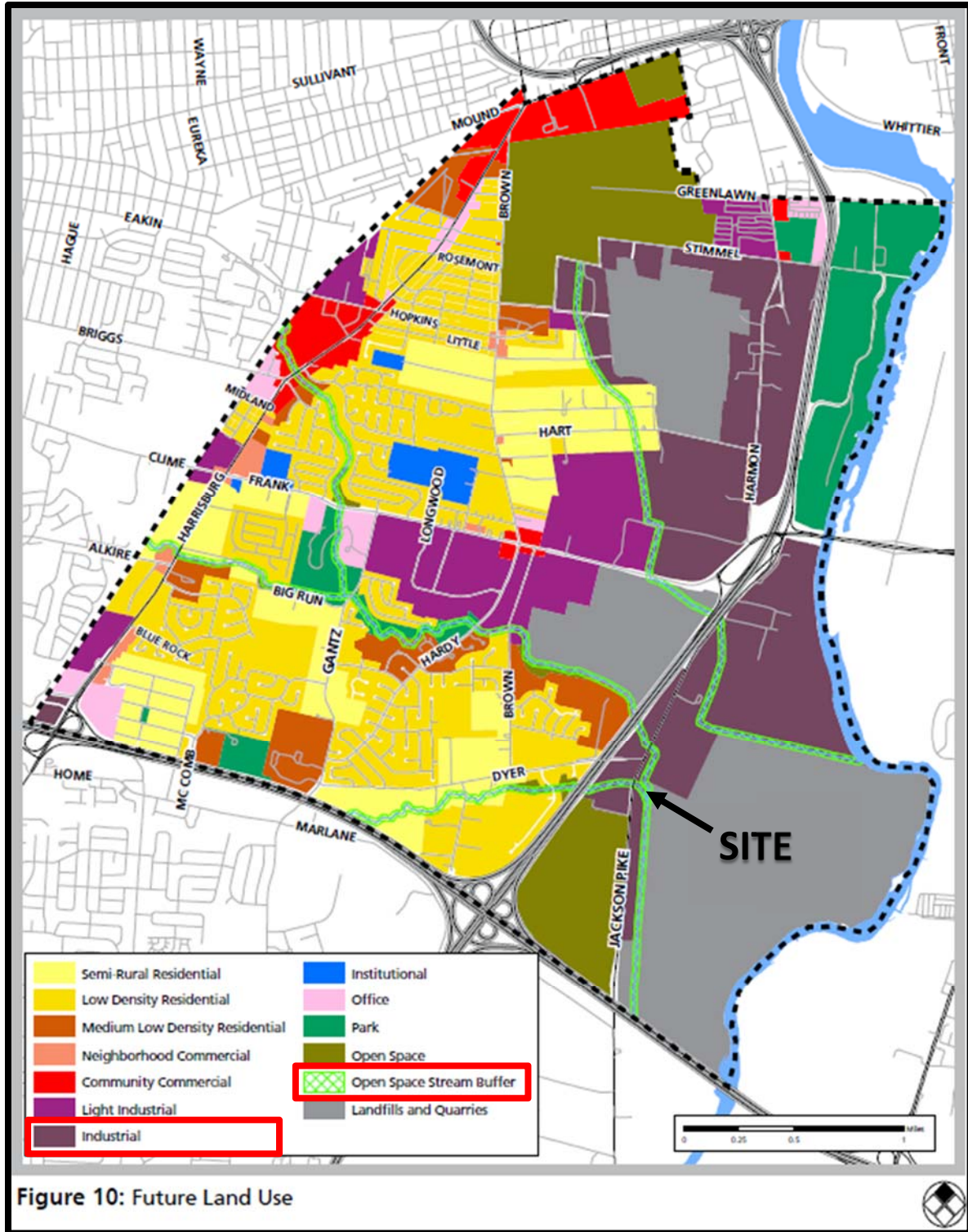


Figure 10: Future Land Use

Z24-071
2512 Jackson Pl.
Approximately 5.83 acres
EQ to M



Z24-071
2512 Jackson Pike
Approximately 5.83 acres
EQ to M

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number - Z24-071 and CV24-160

Address - 2512 Jackson Pike

Group Name - Southwest Area Commission

Meeting Date - Tuesday February 11 2025

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 presenters noted that they would continue to work with the city in addressing any issues that were in the Staff Report

Vote Z24-071 - 5 members attended - 5 voted for approval CV24-160 - 5 members attended - 5 voted for approval

Signature of Authorized Representative

Patty Spencer

Recommending Group Title - Zoning Chair

Daytime Phone Number - 614-214-5727



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 #: Z24-071

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) Rebecca J. Mott, Plank Law Firm, LPA
of (COMPLETE ADDRESS) 411 East Town Street, Floor 2, Columbus, Ohio 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

<p>1. Michael A. Stivala, President and CEO 240 Route 10 West Whippany, NJ 07981-0206 Columbus based employees -3</p>	<p>2. Michael A. Kuglin, CFO & CAO 240 Route 10 West Whippany, NJ 07981-0206 Columbus based employees - 3</p>
<p>3. A. Davin D'Ambrosio, VP & Treasurer 240 Route 10 West Whippany, NJ 07981-0206 Columbus based employees - 3</p>	<p>4.</p>

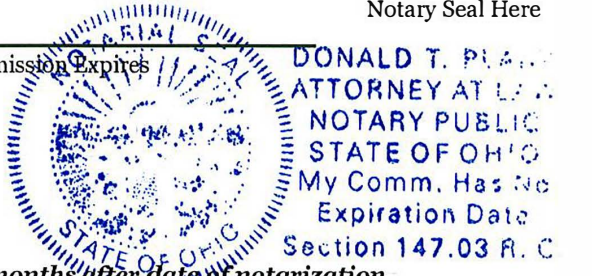
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Rebecca J. Mott

Sworn to before me and signed in my presence this 21st day of DECEMBER in the year 2024

Donald T. Plank
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
My Commission Expires _____



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