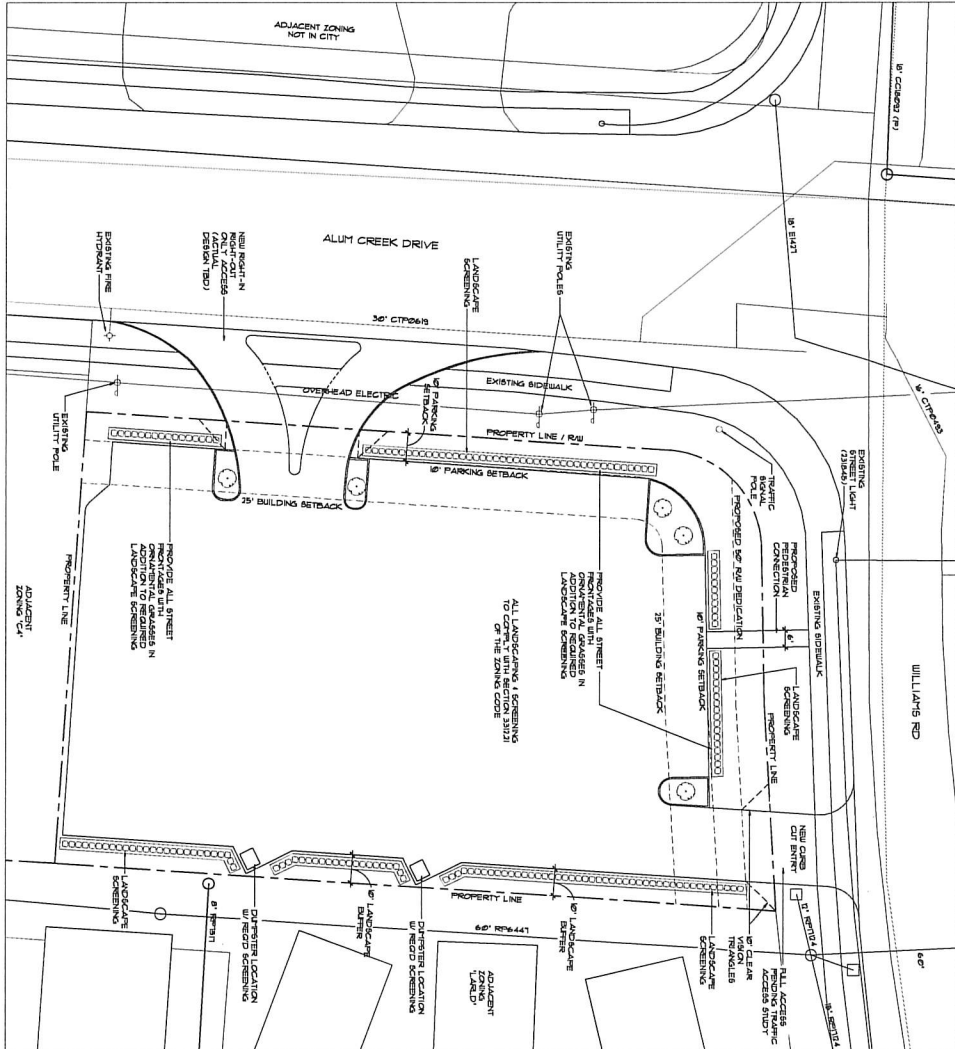
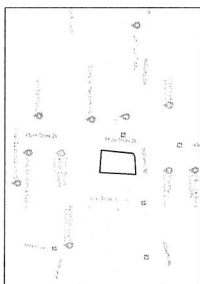


*By [Signature], Attorney*



**A** PROPOSED SITE PLAN  
SCALE: 1" = 20'



**B** SITE LOCATION  
SCALE: N.T.S.



SP1

230728  
04-02-24



**JH Architects, Inc.**

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

CONCEPTUAL SITE PLAN  
ALUM CREEK DRIVE & WILLIAMS RD  
COLUMBUS, OHIO 43207

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 11, 2024**

- 2. APPLICATION: Z23-060**
- Location:** **3925 ALUM CREEK DR. (43207)**, being 0.90± acres located at the southeast corner of Alum Creek Drive and Williams Road (530-214691; Far South Columbus Area Commission).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District (H-35).
- Proposed Use:** Commercial development.
- Applicant(s):** Imed Realty, LLC; c/o Donald T. Plank, Atty.; Plank Law Firm; 411 East Town Street, Floor 2; Columbus, OH 43215.
- Property Owner(s):** United Dairy Farmers; 3955 Montgomery Road; Cincinnati, OH 45212.
- Planner:** Brandon Carpenter; 614-645-1574; [bmcarpenter@columbus.gov](mailto:bmcarpenter@columbus.gov)

**BACKGROUND:**

- The 0.90 acre site consists of one undeveloped parcel in the CPD, Commercial Planned Development District. The requested CPD, Commercial Planned Development District updates the allowed commercial uses.
- North of the site is a fuel sales facility in the CPD, Commercial Planned Development District. South of the site is a strip mall in the C-4, Commercial District. East of the site is a multi-unit residential development in the L-ARLD, Limited Apartment Residential District. West of the site is a fuel sales facility in the General Commercial District in the city of Obetz.
- The site is within the planning boundaries of the *South Alum Creek Neighborhood Plan* (2004), which recommends "Office and Retail Commercial" land uses at this location. The Plan also includes early adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Far South Columbus Area Commission, whose recommendation is for approval.
- The CPD text includes use restrictions and supplemental development standards that address building and parking setbacks, site access, screening, and a commitment to develop the site in accordance with the submitted site plan. ~~Additionally, a code modification for reduced residential screening is included in the text.~~
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies Alum Creek Drive as a Suburban Commuter Corridor requiring 160 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION:** ~~Conditional Approval~~ \***Approval**


The requested CPD, Commercial Planned Development District will update the allowed commercial uses of the site. The proposal is consistent with the land use recommendations of

the *South Alum Creek Neighborhood Plan*. While staff supports the proposed uses, there is a pending traffic access study. Once the access study has been reviewed and any resulting comments or commitments have been addressed by the Department of Public Service, City Departments' recommendation will be for full approval.

**\* The traffic access study has been approved; conditions are met for a recommendation of approval.**



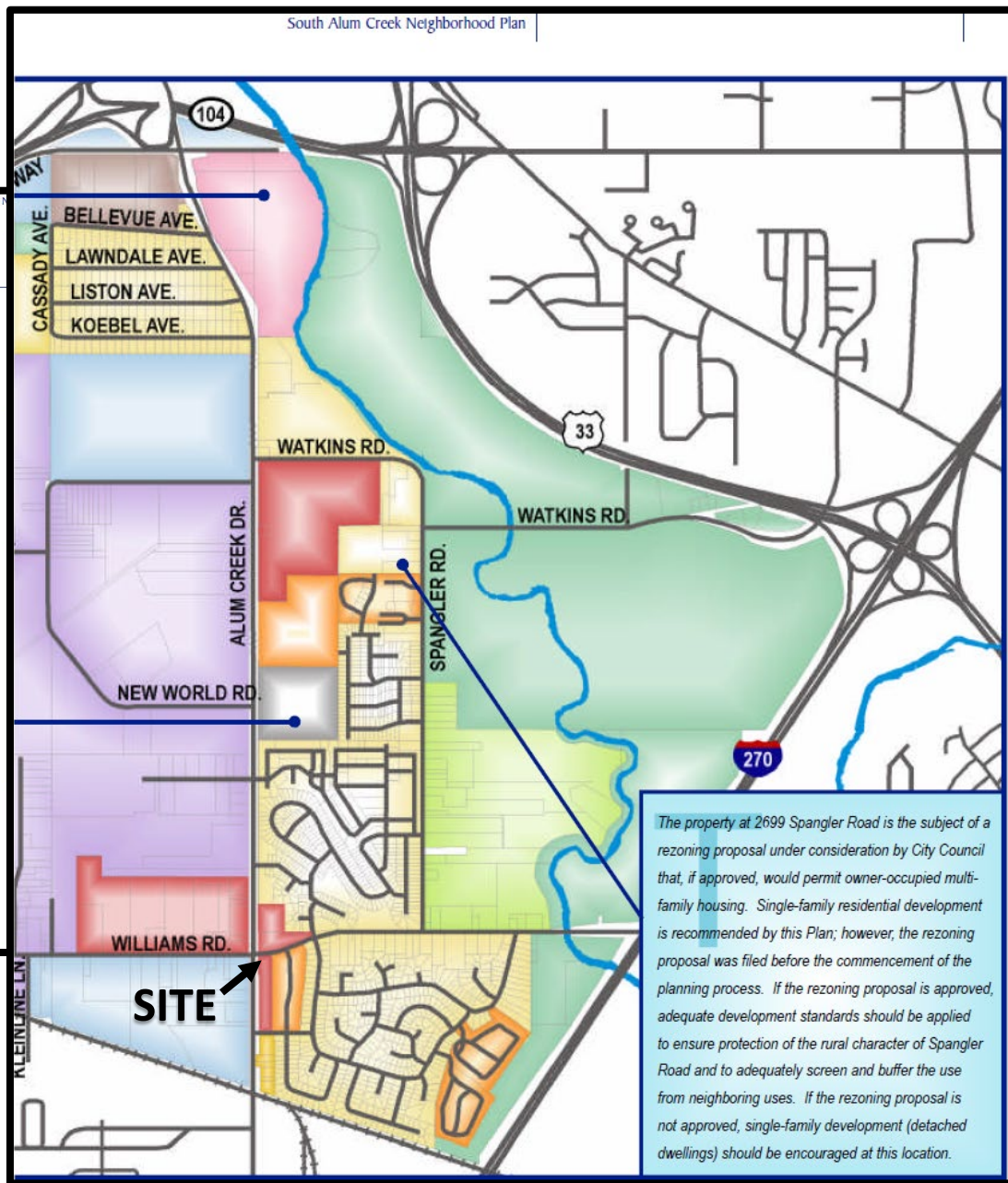
### Recommended Land Use



The vacant Consolidated Freight site at Alum Creek Drive and Watkins Road is a redevelopment priority.

**LEGEND**

- Railroads
- Road
- Water
- Cemetery
- Landfill
- Metropark
- Rural Residential
- Single Family Residential
- Multi-Family Residential
- Office and Retail Commercial
- Institutional, Office, and Warehouse
- Manufacturing and Industrial
- Institutional



Z23-060  
 3925 Alum Creek Dr.  
 Approximately 0.90 acres



Z23-060  
3925 Alum Creek Dr.  
Approximately 0.90 acres

## 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>Z23-060</u>
<b>Address</b>	<u>3925 ALUM CREEK DR.</u>
<b>Group Name</b>	<u>FAR SOUTH COLUMBUS AC</u>
<b>Meeting Date</b>	<u>Dec. 7, 2023</u>
<b>Specify Case Type</b>	<input type="checkbox"/> <b>BZA Variance / Special Permit</b> <input type="checkbox"/> <b>Council Variance</b> <input checked="" type="checkbox"/> <b>Rezoning</b> <input type="checkbox"/> <b>Graphics Variance / Plan / Special Permit</b>
<b>Recommendation</b> (Check only one)	<input checked="" type="checkbox"/> <b>Approval</b> <input type="checkbox"/> <b>Disapproval</b>

**LIST BASIS FOR RECOMMENDATION:**

The Commission heard testimony that this project would no longer be a UDF as in the original rezoning but would become a mini-strip center. The Commission had two requests that the applicant agreed to. The first was that there would be no cannabis or cannabis paraphernalia used or sold. The second was to provide additional noise screening on the east side where the proposed dumpsters are located and the existing apartment community.

<b>Vote</b>	<u>Aye 9; Nay 0; Abstain 0</u>
<b>Signature of Authorized Representative</b>	<u>Michael D. Walker, Sr</u>
<b>Recommending Group Title</b>	<u>Zoning Committee Chair</u>
<b>Daytime Phone Number</b>	<u>740-649-5376</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 #: Z23-060

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) Donald T. Plank, Plank Law Firm, LPA  
of (COMPLETE ADDRESS) Plank Law Firm, LPA, 411 East Town Street, Floor 2, Columbus, Ohio 43215  
deposes and states that (he/she) is 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:

Name of Business or individual (including contact name and number)  
Business or individual's address; City, State, Zip Code  
Number of Columbus-based employees  
(Limited to 3 lines per box)

1. Imed Realty, LLC 5992 Pennington Creek Drive, Dublin, Ohio 43016 0	2. Syed Naqvi 5992 Pennington Creek Drive, Dublin, Ohio 43016
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 5<sup>th</sup> day of July, in the year 2024

SIGNATURE OF NOTARY PUBLIC [Signature]

MEV Notary Seal Here  
My Commission Expires



Craig J. Moncrief, 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.**