

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

3. **APPLICATION:** [Z24-012](#)
Location: **3755 RIDGE MILL DR. (43026)**, being 5.20± acres located on the southwest side of Ridge Mill Drive, 600± feet east of Fishinger Boulevard (560-294238; West Scioto Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: AR-O, Apartment Office District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): The Dune Companies, c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): MGM Millrun LLC; 485 Metro Place South, Suite 270; Dublin, OH 43017.
Planner: Phil Ashear; 614-645-1719; pjashear@columbus.gov

BACKGROUND:

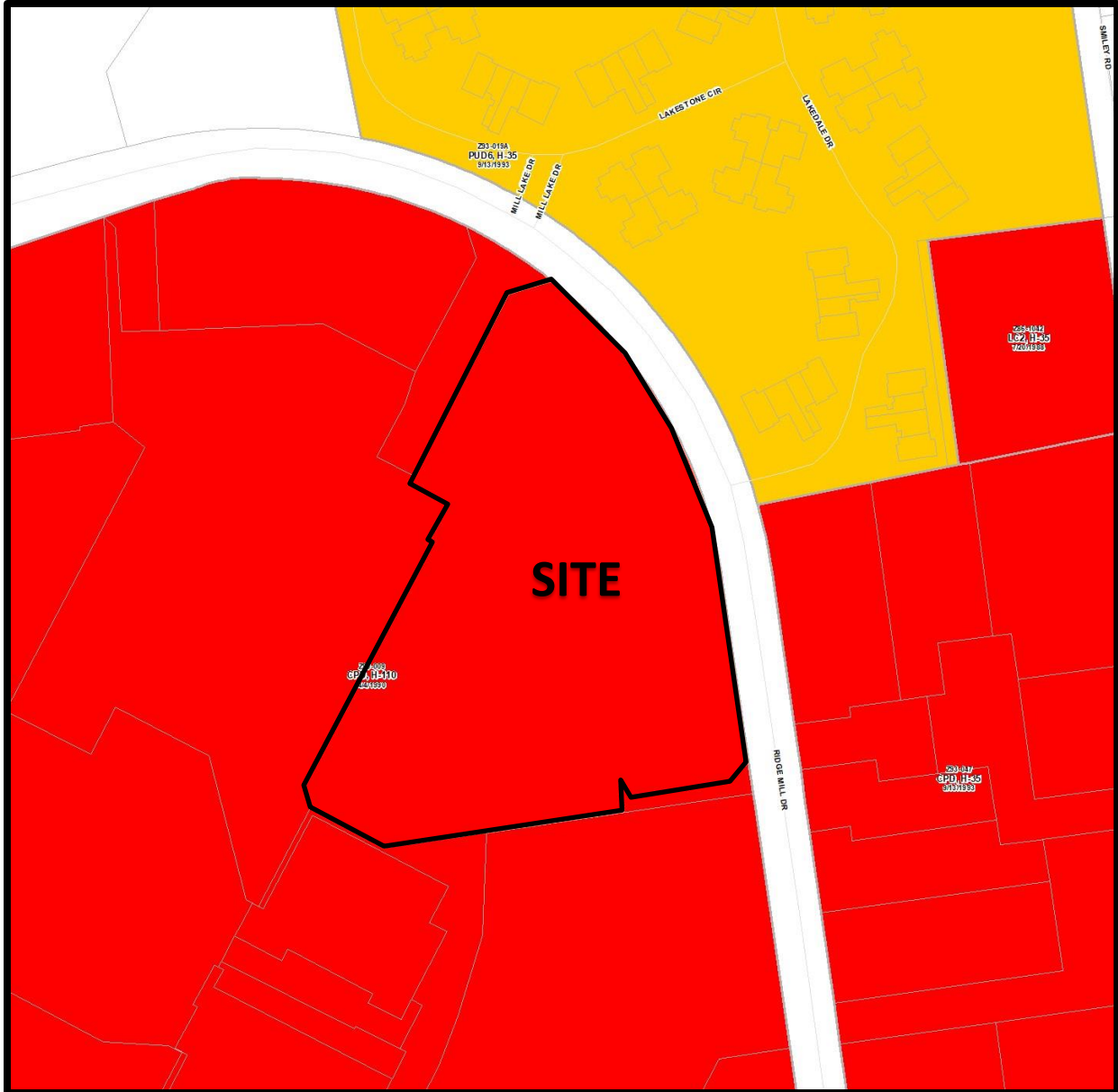
- The site consists of one parcel, developed with a commercial building in the CPD, Commercial Planned Development District. The applicant requests rezoning to the AR-O, Apartment Office District, which will allow multi-unit residential development.
- North or the site are multi-unit residential uses in the PUD-6, Planned Unit Development District. South, east, and west of the site are commercial uses in the CPD, Commercial Planned Development District.
- The site is within the planning boundaries of the *Trabue/Roberts Area Plan* (2011), which recommends “Mixed Use” land uses at this location.
- The site is located within the boundaries of the West Scioto Area Commission, whose recommendation is for approval.
- ~~○ The Division of Traffic Management is not supportive of the application due to non-compliance with Section 4309.08 of the Traffic Standards Code, which requires the developer to assume financial responsibility for necessary pedestrian infrastructure.~~
- Concurrent Council variance CV23-033 has been filed which commits to a site plan for an apartment complex containing 120 units (23.07 dwelling units per acre). Variances to allow commercial traffic through a residential district, reduced maneuvering area, and reduced perimeter yard are included in the request. That request will be heard by City Council and will not be considered at this Development Commission meeting.

CITY DEPARTMENTS' RECOMMENDATION: ~~Disapproval.~~ Conditional approval.

The proposed AR-O, Apartment Office District will allow multi-unit residential development uses on the site. The proposal is consistent with the "Mixed Use" land use recommendation of the *Trabue/Roberts Area Plan* (2011) and with *Columbus Citywide Planning Policies* (C2P2) design guidelines. The proposal is adjacent to existing multi-unit residential and does not represent an introduction of an incompatible use to the area. However, the following comments from the Division of Traffic Management that have not been resolved:

- ~~The applicant has not committed to language stating that it shall fulfill its responsibility pursuant to Section 4309.08 of the Traffic Standards Code, which requires an assumption by the developer of financial responsibility for necessary pedestrian infrastructure.~~

~~Upon resolution of this comment, staff will be in full approval.~~



Z24-012
CPD to AR-0
3755 Ridge Mill Dr.
Approximately 5.2 acres

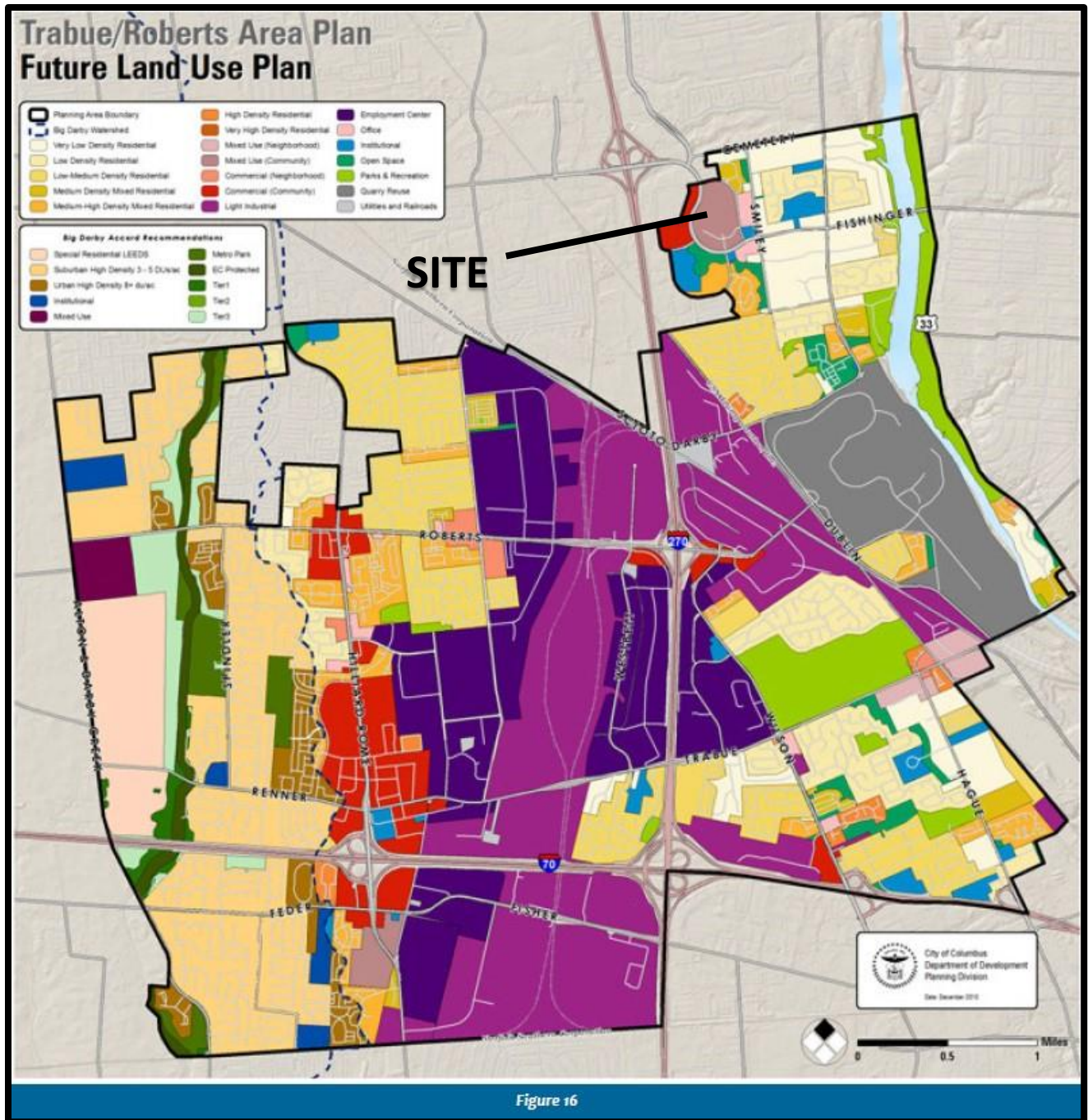


Figure 16



Z24-012
CPD to AR-0
3755 Ridge Mill Dr.
Approximately 5.2 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)

Case Number _____

Address _____

Group Name _____

Meeting Date _____

Specify Case Type
BZA Variance / Special Permit
Council Variance
Rezoning
Graphics Variance / Plan / Special Permit

Recommendation
(Check only one) **Approval**
Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote _____

Signature of Authorized Representative *Reston E. McKeely* _____

Recommending Group Title _____

Daytime Phone Number _____

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; 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 #: Z24-012

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) Eric Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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. MGM Millrun LLC 485 Metro Place South, Suite 270 Dublin, Ohio 43017 6 Columbus-based employees</p>	<p>2. The Dune Companies 485 Metro Place South, Suite 270 Dublin, Ohio 43017 6 Columbus-based employees</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 20 day of March, in the year 2024

SIGNATURE OF NOTARY PUBLIC [Signature]

Notary Seal Here



Justin M. Fox
Attorney At Law
Notary Public, State of Ohio
My Commission Does Not Expire
Sec.147.03 R.C.

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