

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JULY 12, 2018**

- 2. APPLICATION: Z18-030**  
**Location:** **1980 WEST CASE ROAD (43235)**, being 41.79± acres located on the north side of West Case Road, 6,650± feet east of Sawmill Road (212-000563 and 3 others; Northwest Civic Association).  
**Existing Zoning:** R, Rural District (annexation pending).  
**Request:** M-2, Manufacturing District.  
**Proposed Use:** Airport facility.  
**Applicant(s):** The Ohio State University; c/o Physical Planning and Real Estate; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** The State of Ohio; c/o The Ohio State University; 1534 North High Street; Columbus, OH 43201.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**BACKGROUND:**

- The site is developed with a portion of The Ohio State University Don Scott Airport. The parcels are currently undergoing annexation from Perry Township, and will be designated as R, Rural District upon completion. The applicant is requesting the M-2, Manufacturing District to match the existing zoning of the airport property.
- To the north and west of the site is airport property in the M-2, Manufacturing District. To the east are single-unit dwellings in the R, Rural District. To the south across West Case Road are single-unit dwellings in the RR, Rural Residential District and in Perry Township.
- The site is located within the boundaries of the *Northwest Plan* (2016), which recommends “Institutional” land uses at this location. The Planning Division also notes that the airport is currently developing a master plan and that future proposals will require approval by the FAA.
- The site is located within the boundaries of the Northwest Civic Association, whose recommendation is for approval.
- The *Columbus Thoroughfare Plan* identifies West Case Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

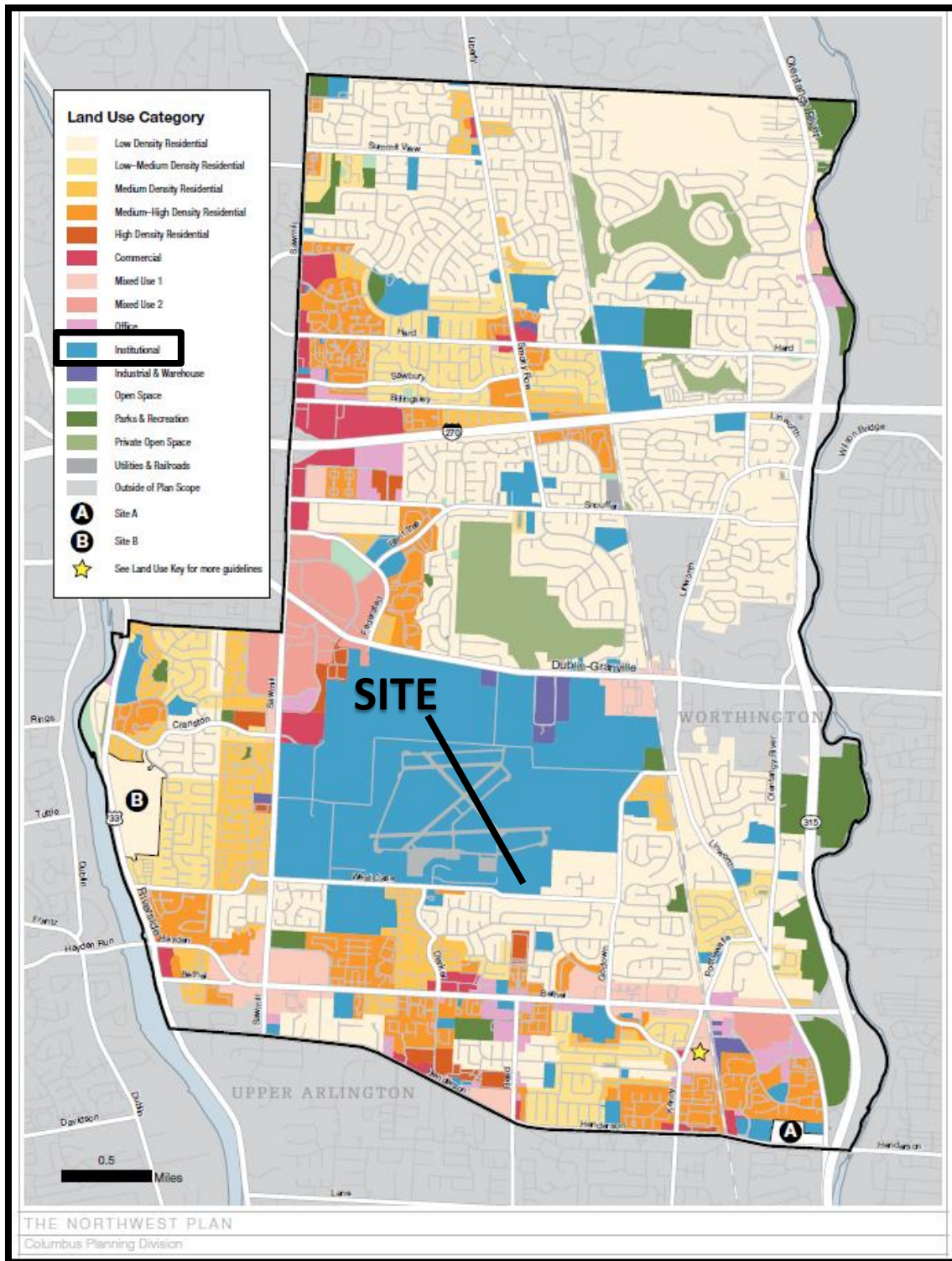
**CITY DEPARTMENTS' RECOMMENDATION:** ~~Conditional Approval.~~ **Approval.**

The requested M-2, Manufacturing District will allow the parcels to have the same zoning designation as the balance of the airport property. Staff supports the proposal as it would allow for airport related institutional uses, as recommended by the *Northwest Plan*, and is consistent with the zoning pattern for the airport at large. The Division of Traffic Management would support the proposal if a letter were provided from the applicant that includes the following: a statement that the area subject to rezoning application Z18-030 is entirely within the limits of Don Scott Airport and is subject to the requirements of Title 49, U.S.C., subtitle VII related to grant assurances, and a commitment that, should the property ever be released from aeronautical uses, a traffic impact study would be performed that would need to be approved by the City of Columbus prior to any non-airport related uses occurring on the site.

**\*Division of Traffic Management conditions met.**

Z18-030  
1980 West Case Road  
Approximately 41.79 acres  
R to M-2

Northwest Plan (2016)



Z18-030  
1980 West Case Road  
Approximately 41.79 acres  
R to M-2





Z18-030  
1980 West Case Road  
Approximately 41.79 acres  
R to M-2



DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services  
Scott Messer, Director  
757 Carolyn Avenue, Columbus, Ohio 43224-3218  
Phone: 614-645-7433 www.columbus.gov

### FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number: Z18-030

Address: 1980 West Case Road, Columbus, OH 43235

Group Name: Northwest Civic Association

Meeting Date: June 6, 2018

Specify Case Type:

- ☐ BZA Variance / Special Permit
- ☐ Council Variance
- ☒ Rezoning
- ☐ Graphics Variance / Plan / Special Permit

Recommendation:  
(Check only one)

- ☒ Approval
- ☐ Disapproval

**NOTES:** This rezoning was necessary due to the parcels being annexed to the city. NWCA supports the  
Airport's goal to have the same zoning for all their property.

Vote: 9 for; 1 against

Signature of Authorized Representative: Marilyn J. Goodman  
SIGNATURE

Zoning Committee Chair  
RECOMMENDING GROUP TITLE

614-889-0359  
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, OH 43224.



July 10<sup>th</sup>, 2018

Daniel Moorhead  
Division of Traffic Management  
City of Columbus  
111 N Front Street  
Columbus, Ohio 43215

Dear Mr. Moorhead

In reference to requests included in the staff report for rezoning application (Z18-030) currently being considered by the City of Columbus, The Ohio State University confirms that the area subject to the rezoning application is entirely within the limits of the Don Scott Airport and is subject to the requirements of those grant agreements obtained by the airport under Title 49, U.S.C., subtitle VII. Should the property ever be released from aeronautical uses we will perform a traffic study that would need to be approved by the City of Columbus prior to any non-airport related uses occurring on the site.

Sincerely,

Keith Myers, FASLA  
Vice President, Planning and Real Estate  
The Ohio State University



THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

### PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #: 218-030

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 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  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. The Ohio State University c/o Physical Planning & Real Estate 1534 North High Street Columbus, OH 43201 Erin Prosser - 614-247-5958	2. State of Ohio c/o The Ohio State University 1534 North High Street Columbus, OH 43201 Erin Prosser - 614-247-5958
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 24<sup>th</sup> day of April, in the year 2018

SIGNATURE OF NOTARY PUBLIC



Commission Expires:

Natalie C. Timmons

Notary Public, State of Ohio

My Commission Expires 09-04-2020

Not Here

Project Disclosure Statement expires six months after date of notarization.

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

**Please make all checks payable to the Columbus City Treasurer**