

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 11, 2020**

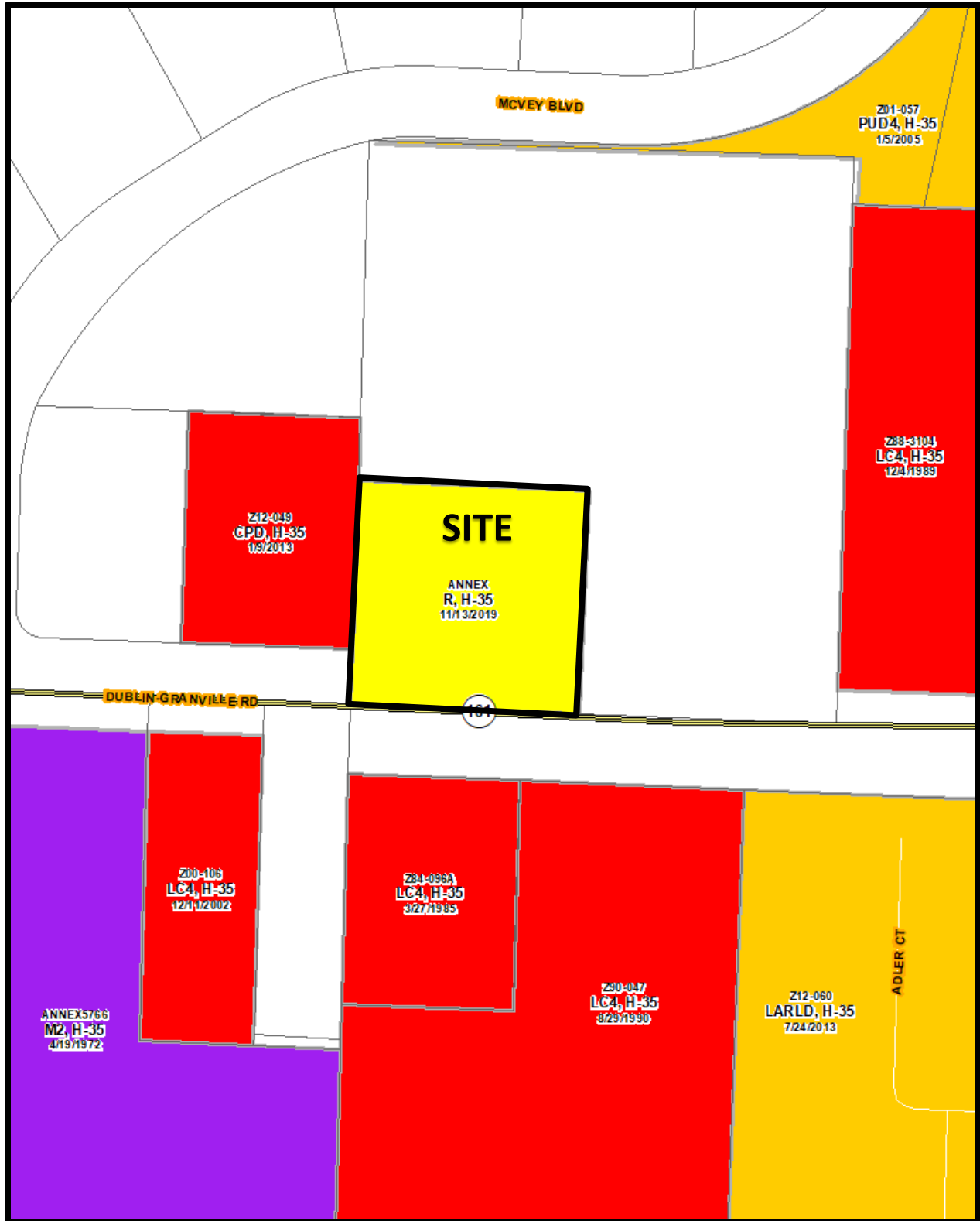
- 4. APPLICATION: Z20-016**
Location: **2492 W. DUBLIN-GRANVILLE RD. (43235)**, being 0.90± acres located on the north side of West Dublin-Granville Road, 295± feet east of McVey Boulevard (213-000246; Far Northwest Coalition).
Existing Zoning: R, Rural Residential District.
Request: C-2, Commercial District (H-35).
Proposed Use: Office development.
Applicant(s): GMD Holdings, LLC; c/o Michael Shannon, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): John and Elizabeth McCabe; 250 West Spring Street, Suite 724; Columbus, OH 43215.
Planner: Hayley Feightner; 614-645-3526; hfeightner@columbus.gov

BACKGROUND:

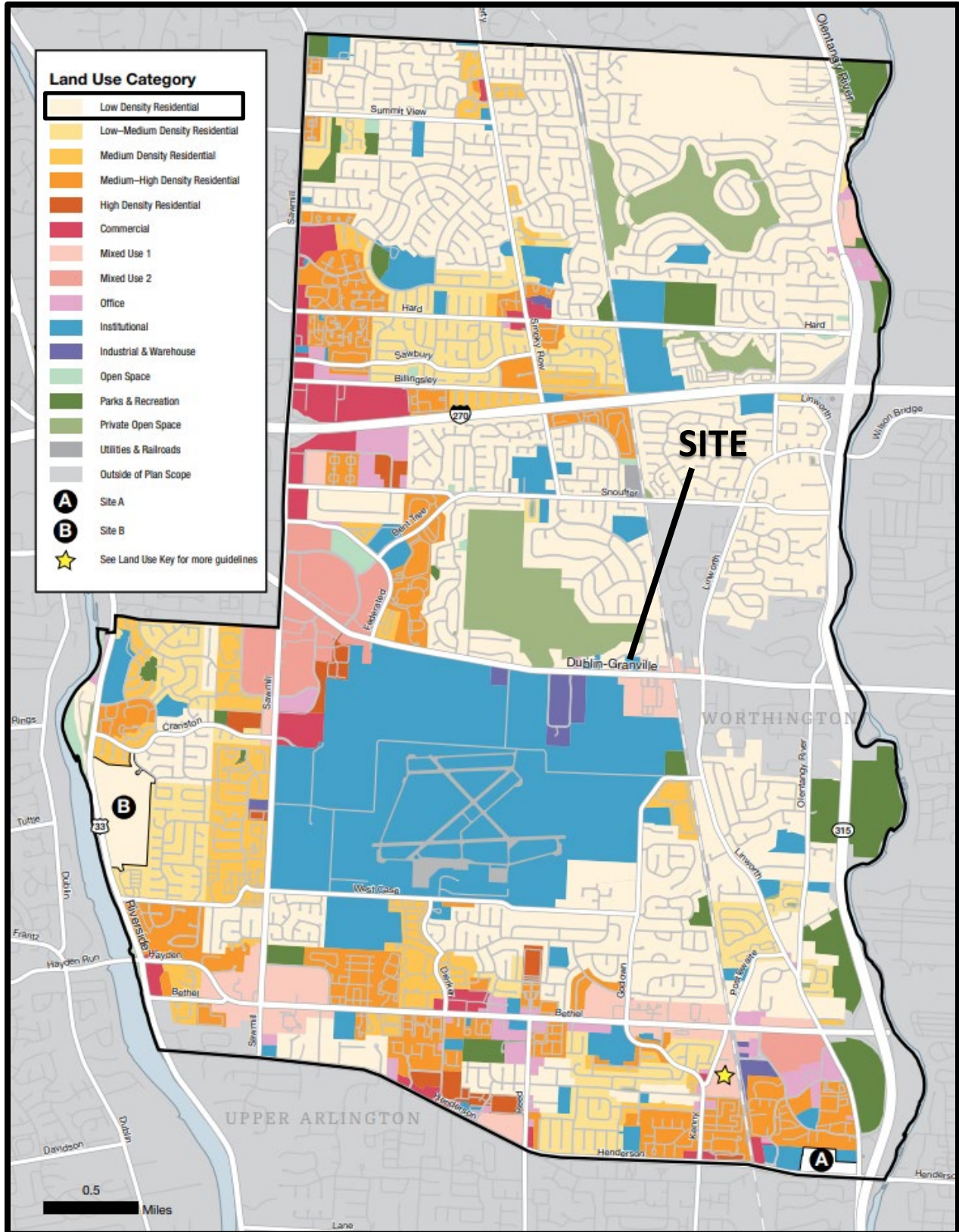
- The 0.90± acre site consists of one undeveloped parcel zoned in the R, Rural District as a result of a recent annexation from Perry Township. The requested C-2, Commercial District would allow the development of an office building.
- North and east of the site is a religious facility located in Perry Township. South of the site across West Dublin-Granville Road is a commercial building and an auto repair facility in the L-C-4, Limited Commercial District. West of the site is an office building in the CPD, Commercial Planned Development District.
- The site is within the boundaries of *The Northwest Plan (2016)*, which recommends low density residential land uses at this location. The site is also located within the West Dublin-Granville Road Community Commercial Overlay.
- The site is located within the boundaries of the Far Northwest Coalition, whose recommendation is for approval.
- Concurrent CV20-020 has been filed to reduce Community Commercial Overlay setbacks and building design standards for building width and amount of required glass. That request also includes a commitment to participate in a driveway consolidation with the property to the west, should an appropriate cross-access easement become available. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Dublin-Granville Road as a Suburban Commuter Corridor with 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested C-2, Commercial District will permit the development of an approximately 7,736 square-foot office building. While *The Northwest Plan* recommends low density residential land uses at this location, the Plan also supports redevelopment proposals along primary corridors if the proposal is consistent with the intensities of surrounding uses and meets design principles. This proposal is compatible with the development pattern along this portion Dublin-Granville Road, and incorporates design elements that are consistent with the recommendations of the Plan.



Z20-016
2492 W. Dublin-Granville Rd.
Approximately 0.90 acres
R to C-2



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Z20-016
2492 W. Dublin-Granville Rd.
Approximately 0.90 acres
R to C-2

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

Case Number: Z20-016
Address: 2492 WEST DUBLIN-GRANVILLE ROAD
Group Name: FAR NORTHWEST COALITION OF COLUMBUS
Meeting Date: APRIL 28, 2020

Specify Case Type:

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

Recommendation:

(Check only one and list basis for recommendation below)

- Approval
- Disapproval

NOTES:

GIVEN THE PRESENTATION PROVIDED BY THE APPLICANT TO THE FNWC, THE BOARD WELCOMES THE PROPOSED DEVELOPMENT TO THE FAR NORTHWEST AND RECOMMENDS APPROVAL.

Vote: 5 TO APPROVE - 0 TO DISAPPROVE

Signature of Authorized Representative: 
SIGNATURE
PRESIDENT
RECOMMENDING GROUP TITLE
202-631-3370
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, 111 N. Front St, Columbus, OH 43215.



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 #: Z20-016

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

Table with 2 columns and 2 rows for listing parties with interest in the project.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of David Hodge

Subscribed to me in my presence and before me this 12th day of June, in the year 2020

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Eric J. Zartman

My Commission Expires:

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

Notary Seal Here

Eric J. Zartman, Attorney At Law
NOTARY PUBLIC-STATE OF OHIO
My Commission Has No Expiration Date
Sec. 147.03.R.C.

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