

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 12, 2024**

- 6. APPLICATION:** [Z24-057](#)
Location: **4600 LAKEHURST CT. (43016)**, being 17.2± acres located on the southeast corner of Lakehurst Court and Emerald Parkway (010-215390; Hayden Run West Civic Association).
Existing Zoning: L-C-2, Limited Commercial District and L-C-4, Limited Commercial District.
Request: AR-O, Apartment-Office District (H-110).
Proposed Use: Mixed-use development.
Applicant(s): Vision Development, c/o Pete LaRose, Agent; 3300 Riverside Drive, Suite 100; Columbus, OH 43221, and David Hodge, Atty.; 8000 Walton Parkway, Suite 120; New Albany, OH 43054.
Property Owner(s): Galaxy Ohio LP; 700 Dresher Road, Suite 150; Horsham, PA 19044.
Planner: Alyssa Saltzman; 614-645-9625; ADSaltzman@columbus.gov

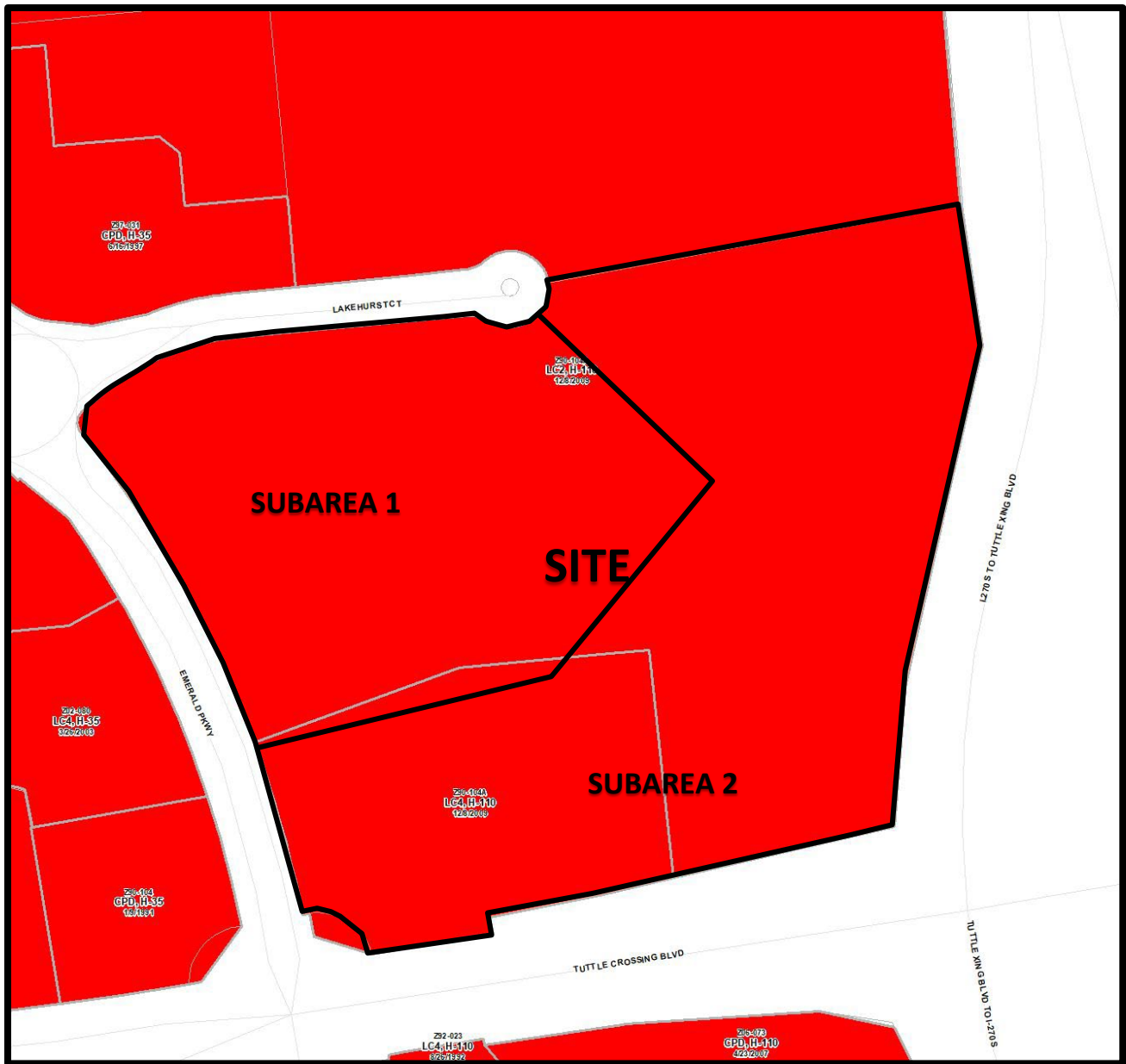
BACKGROUND:

- The 17.2± acre site consists of one parcel developed with an office park and a parking garage in the L-C-2 and L-C-4, Limited Commercial Districts. The applicant requests the AR-O, Apartment Office District, distinguished into two subareas, Subarea 1 and Subarea 2, to allow a mixed-use development.
- To the north is an office building that is being converted into a K-6 charter school in the CPD, Commercial Planned Development District. To the east is Interstate 270. To the south is a commercial center in the L-C-4, Limited Commercial District and CPD, Commercial Planned Development District. To the west is a commercial plaza in the L-C-4, Limited Commercial District and CPD, Commercial Planned Development District.
- Concurrent CV24-139 has been filed to vary building lines, required parking, aisle widths, parking lot screening, parking lot maneuvering, parking space dimensions, ~~and the perimeter yard, building height, perimeter yard, required parking, parking lot shade trees, side and rear yard requirements, frontage requirements,~~ and commits to a site plan **and conceptual building elevations**. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is not within the boundary of an adopted area plan; therefore, there is no land use recommendation at this location. However, the site is subject to early adoption of *Columbus Citywide Planning Policies* (C2P2).
- The site is located within the boundaries of the Hayden Run West Civic Association, ~~which has not made a recommendation at this time as they will be hearing the case on January 8th, 2024~~ **whose recommendation is for approval**.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Tuttle Crossing Blvd. as a Suburban Community Corridor requiring 160 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: ~~Disapproval~~ **Approval***

The requested AR-O, Apartment Residential District will allow a mixed-use development containing up to 625 dwelling units and 57,660 square feet of office space. ~~At the time this staff report was written, the necessary traffic impact study had not been initiated.~~ **The requirement for a traffic impact study has been waived by the Division of Traffic Management.** Additional commitments or access revisions may be necessary based on the results of the approved traffic access study. ~~Upon completion of the comment above, City Departments' recommendation can be for full approval.~~

***All issues that resulted in a recommendation of disapproval have been resolved.**



Z24-057
L-C-2 and L-C-4 to AR-O
4600 Lakehurst Court
Approximately 17.2 acres



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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 Z24-057 and CV24-139

Address 4600 Lakehurst Court

Group Name Hayden Run West Civic Association

Meeting Date January 8, 2024

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:

APPROVED AS PRESENTED TO THE GROUP.

Vote 3-0

Signature of Authorized Representative Ann Glatz

Recommending Group Title Hayden Run West Civic Assoc.

Daytime Phone Number 614-530-0653

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 #: Z24-057

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

1. Galaxy OH LP 700 Dresher Road, Suite 150 Horsham, PA 19044 (Zero Columbus-based employees)	2. Vision Acquisitions, LLC 2935 Kenny Road Columbus, Ohio 43221 (5 Columbus-based employees)
3.	4.

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

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 4th day of Nov, in the year 2024

SIGNATURE OF NOTARY PUBLIC 



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

My Commission Expires _____

Notary Seal Here

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