

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
OCTOBER 12, 2023**

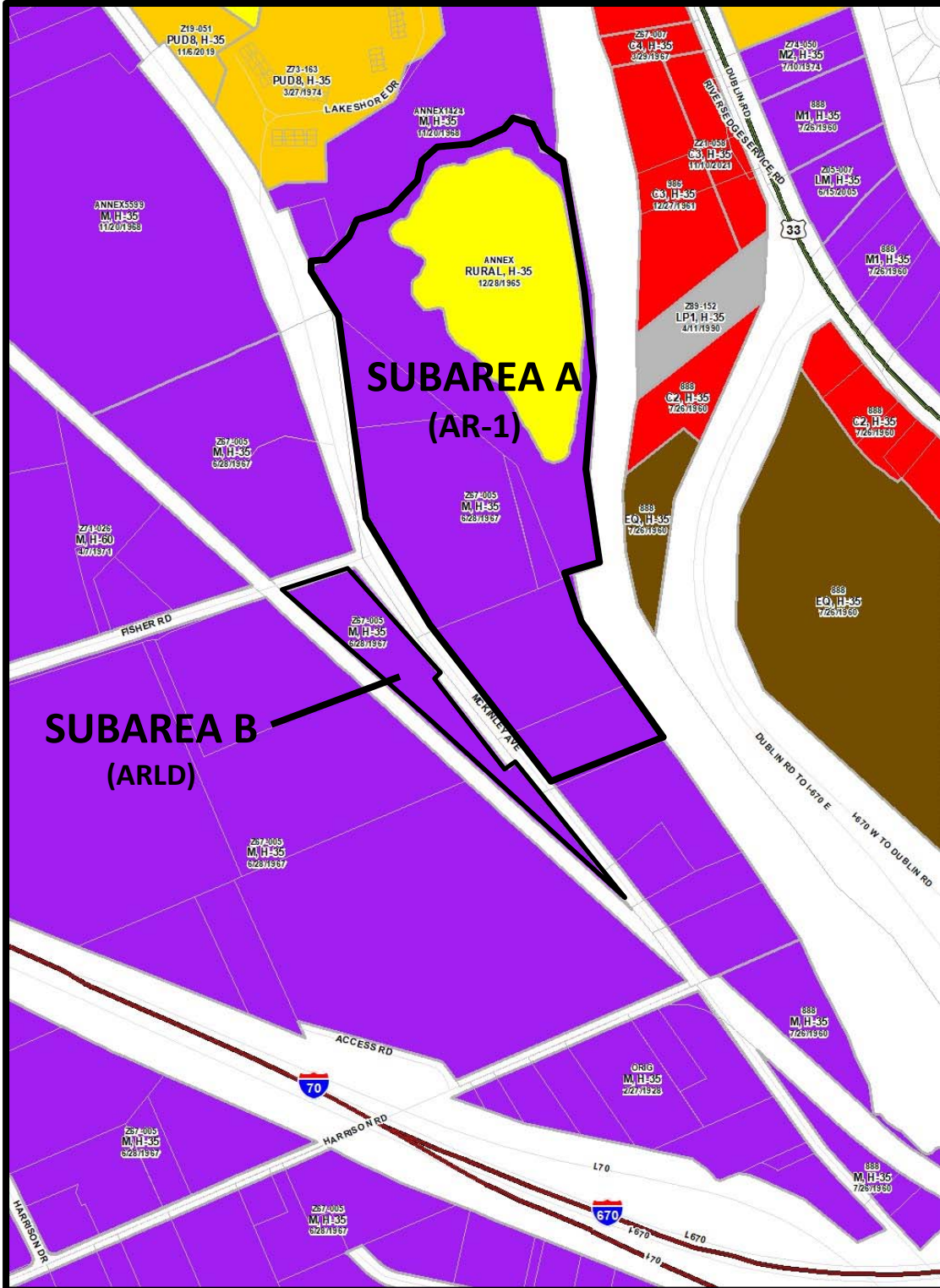
- 7. APPLICATION: Z22-038**  
**Location:** **2474 MCKINLEY AVE. (43204)**, being 50.28± acres located on the north and south sides of McKinley Road at the terminus of Fisher Road (010-104705 and 6 others; West Scioto Area Commission).  
**Existing Zoning:** M, Manufacturing District and R, Rural District.  
**Request:** AR-1, Apartment Residential District and ARLD, Apartment Residential District (H-60).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** WestBend QOZB, LLC; c/o Dave Perry, Agent and Charles Campisano, Atty.; David Perry Company; 411 East Town Street, 1<sup>st</sup> Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2<sup>nd</sup> Floor; Columbus, OH 43215.  
**Property Owner(s):** Paine-McKinley Properties, LLC; c/o Marvin Paine; 2474 McKinley Avenue, Columbus, OH 43204.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

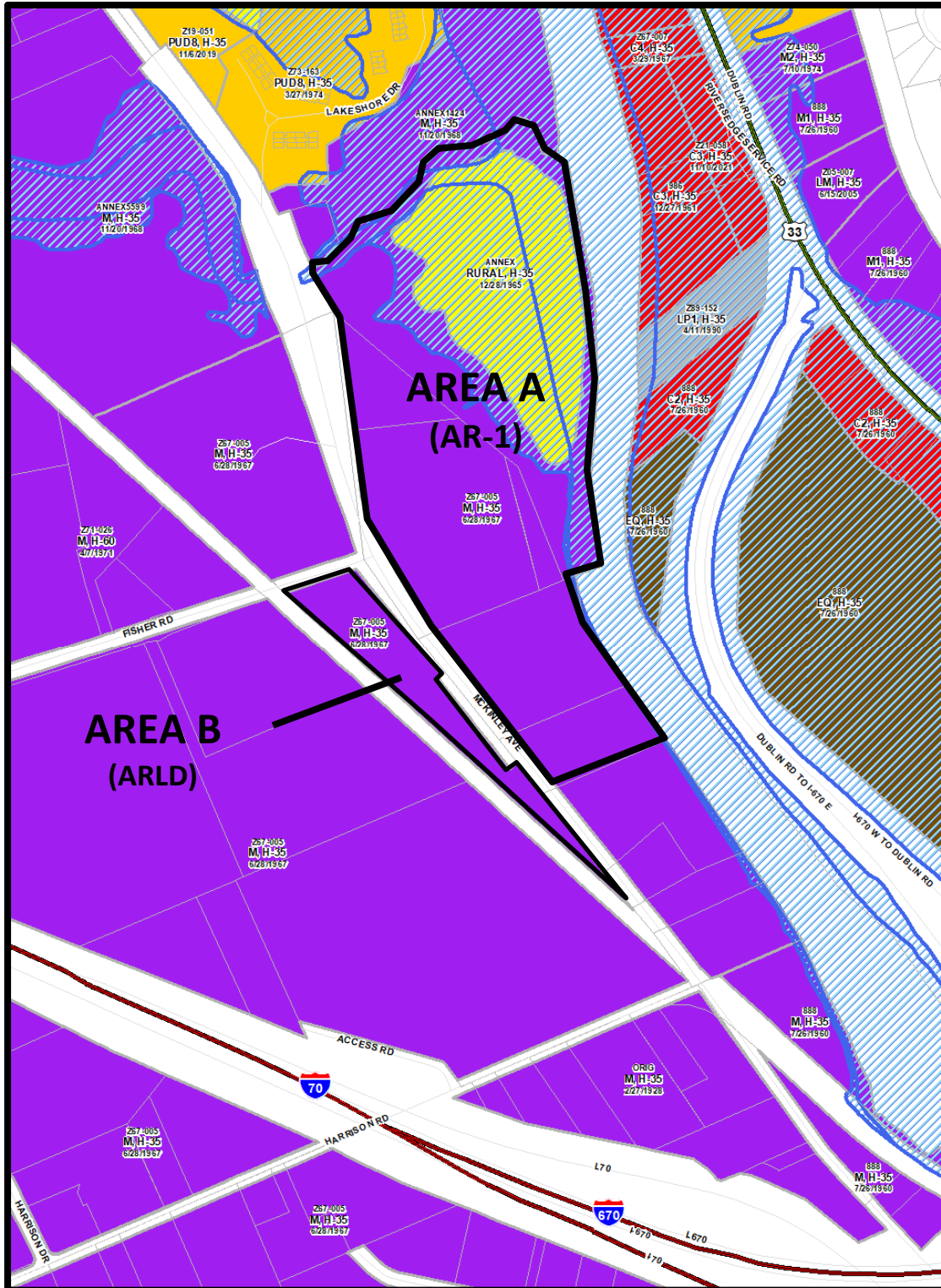
- The 50.28± acre site consists of seven parcels developed with various storage buildings and junk/salvage yards located in the M, Manufacturing District and R, Rural district. The request includes two subareas; AR-1, Apartment Residential District for Area A and ARLD, Apartment Residential District for Area B.
- North of the site is open space in the M, Manufacturing District. South of the site is a contractor’s storage yard in the M, Manufacturing District and railroad right-of-way. East of the site is the Scioto River. West of the site is city owned property and manufacturing uses in the M, Manufacturing District.
- Concurrent CV22-053 has been filed and includes a site plan demonstrating an 828-unit apartment complex in Subarea A and an additional 72-units in Subarea B, with variances to parking setback, aisle width, maneuvering, parking space size, and a reduction in the minimum number of parking spaces required. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site falls within the *McKinley Avenue Corridor Plan (2002)* which does not have a recommended land use for this location.
- The site is located within the boundaries of the West Scioto Area Commission whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan (2019)* identifies McKinley Avenue as a Suburban Community Connector requiring 100 feet of right-of-way and Fisher Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

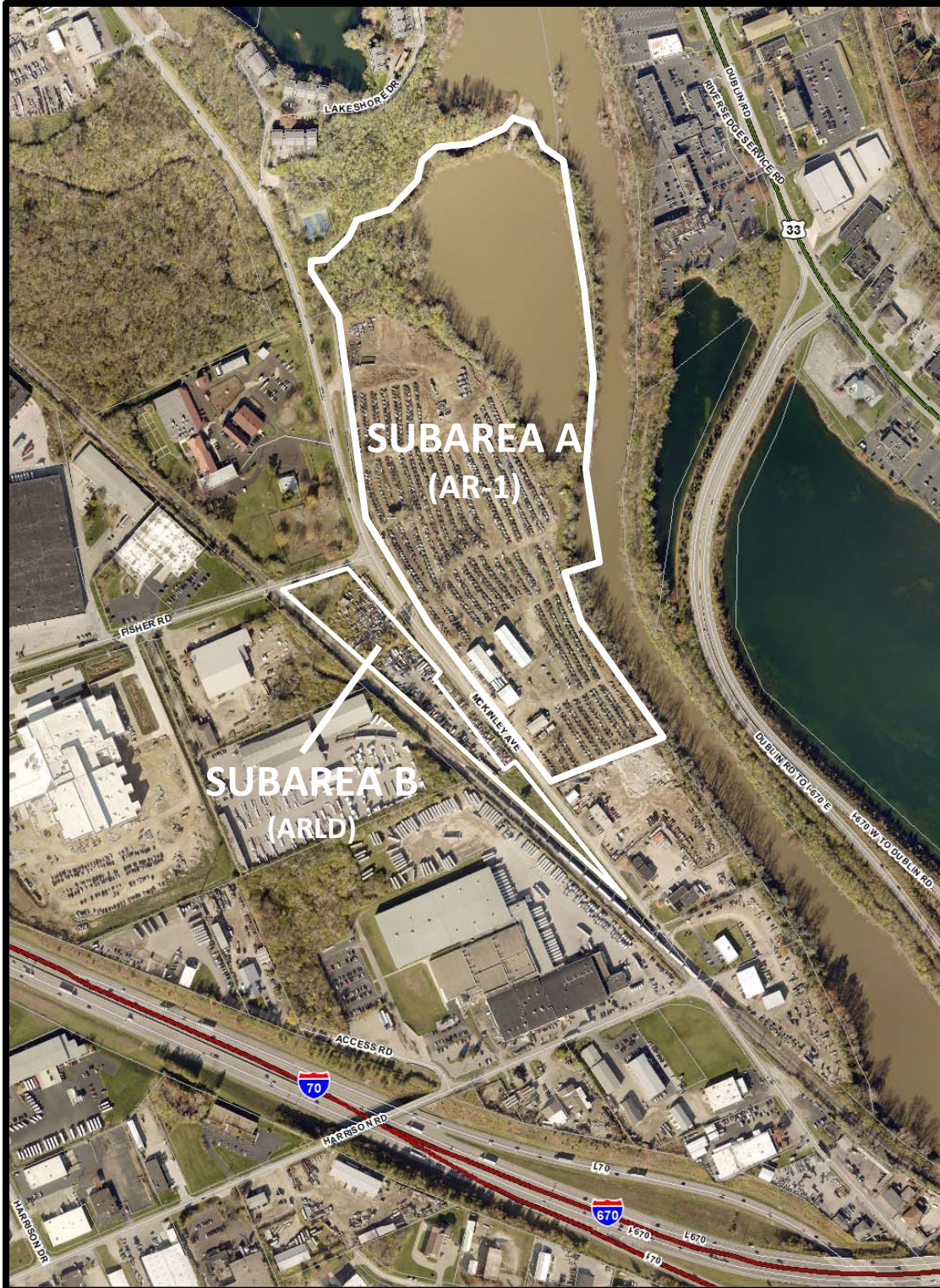
The proposed AR-1 and ARLD, Apartment Residential districts will permit redevelopment of the site with multi-unit residential uses. The applicant is dedicating 18.46 acres of land for a future park with the intent of deeding that land to the City of Columbus. Additionally, a traffic impact study has been completed to the satisfaction of the Department of Public Service. Commitments from that study can be included in the site plan for concurrent CV22-053. Staff supports the AR-1 and ARLD districts as they are consistent with both the existing multi-unit residential developments to the north along McKinley Avenue, and with the *McKinley Avenue Corridor Plan's* support in the reduction of the amount of vacant, underutilized and/or brownfield industrial and commercial sites in this area. The proposal also meets the City's objective to increase housing development.



Z22-038  
2474 McKinley Ave.  
Approximately 50.28 acres  
M and R to AR-1 and ARLD



Z22-038  
2474 McKinley Ave.  
Approximately 50.28 acres  
M and R to AR-1 and ARLD



Z22-038  
2474 McKinley Ave.  
Approximately 50.28 acres  
M and R to AR-1 and ARLD

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

Case Number Z22-038 and CV22-053

Address 2474 McKinley Avenue

Group Name West Scioto Area Commission

Meeting Date October 20, 2022

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:**

WSAC met on October 20, 2022 and unanimously approved these applications.

Vote 6-0

Signature of Authorized Representative Kristen E. McKinley Digitally signed by Kristen E. McKinley  
Date: 2022.10.25 11:08:05 -04'00'

Recommending Group Title West Scioto Area Commission

Daytime Phone Number 614-404-9220

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 #: Z22-038

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.

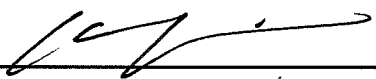
STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Charles Campisano  
of (COMPLETE ADDRESS) 842 North 4th Street, Suite 200, Columbus, OH 43215  
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:

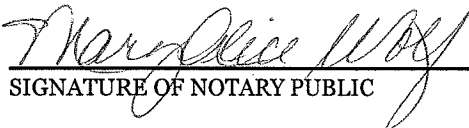
For Example:    Name of Business or individual  
                          Contact name and number  
                          Business or individual's address; City, State, Zip Code  
                          Number of Columbus-based employees

<p>1. Paine-McKinley Avenue, LLC; 2474 McKinley Avenue, Columbus, OH 43204 Number of Columbus-based employees: Zero (0) Contact: Marvin Paine, (614) 374-0463</p>	<p>2. Paine-McKinley Properties II, LLC; 2474 McKinley Avenue, Columbus, OH 43204 Number of Columbus-based employees: Zero (0) Contact: Marvin Paine, (614) 374-0463</p>
<p>3. WestBend QOZB, LLC; 842 N 4th St, Ste 200, Columbus, OH 43215 Number of Columbus-based employees: Zero (0) Contact: Mike Amicon, (614) 286-2143 Charles Campisano, (614) 496-8275</p>	<p>4. _____</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 26<sup>th</sup> day of June, in the year 2024

  
SIGNATURE OF NOTARY PUBLIC

\_\_\_\_\_  
Notary Seal Here  
My Commission Expires



MaryAlice Wolf  
Notary Public, State of Ohio  
My Commission Expires:  
October 24, 2028

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