

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 13, 2025**

- 3. APPLICATION: Z23-066**
Location: **2622-2624 JOHNSTOWN RD. (43219)**, being 0.77± acres located on the north side of Johnstown Road, 225± feet southwest of the intersection of Johnstown Road and Lamb Avenue (445-307256; East Columbus Civic Association).
Existing Zoning: R, Rural District.
Request: M-2, Manufacturing District (H-35).
Proposed Use: Manufacturing.
Applicant(s): Ross Restoration Company LLC; c/o Mathew Starkey; 2651 Johnstown Road; Columbus, OH 43219; and Christian A. Gillikin, Esq., Atty.; 10 West Broad Street, Suite 2100; Columbus, OH 43215.
Owner(s): The Applicant.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

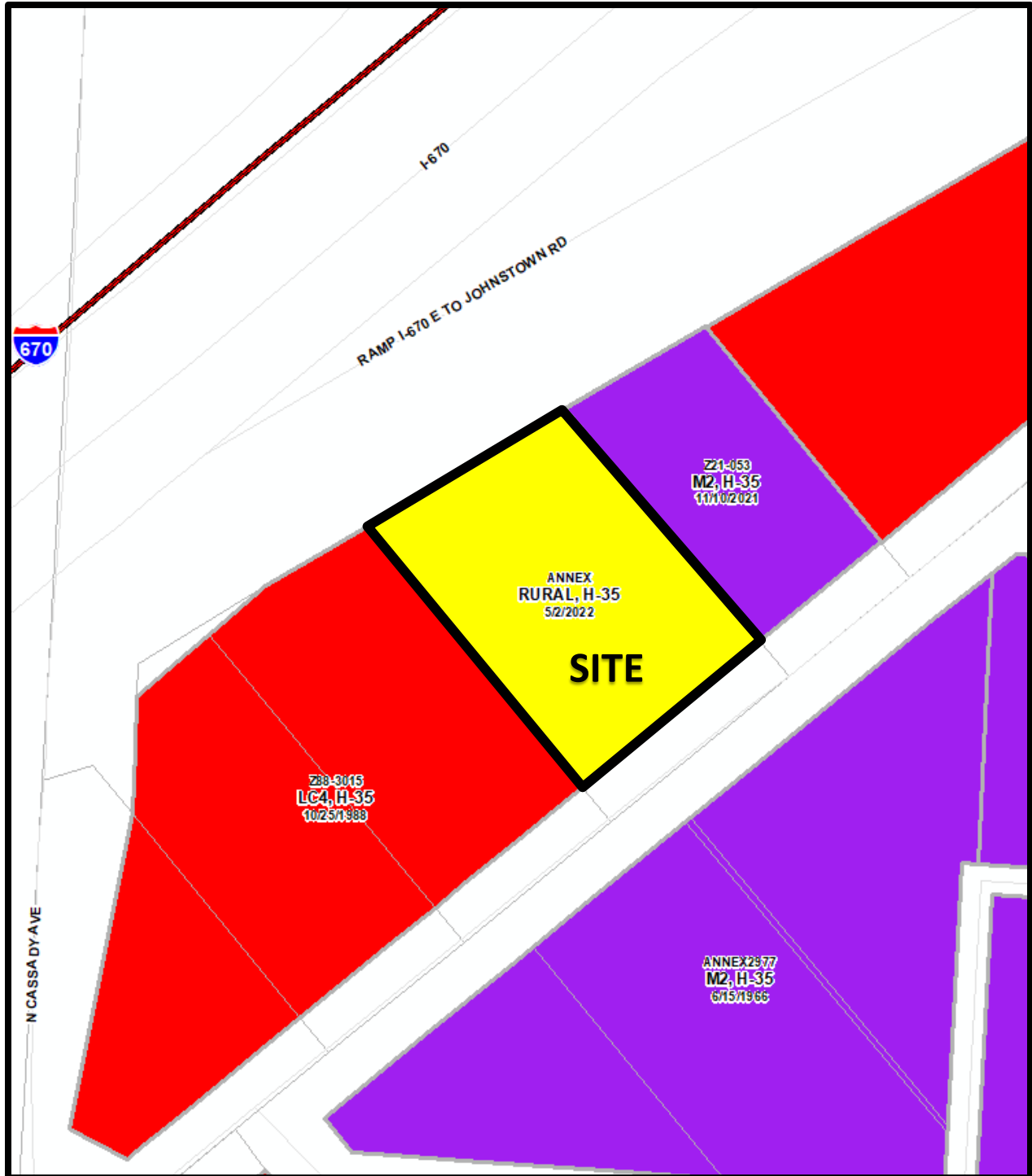
BACKGROUND:

- The 0.77 ± acre site consists of one parcel developed with a warehouse in the R, Rural District. The applicant requests the M-2, Manufacturing District to allow the existing manufacturing use at this location. The site is also located within the boundaries of the I-670 Graphics Control Overlay.
- To the north and east of the site is right-of-way for Interstate I-670. To the south and east are manufacturing uses in the M-2, Manufacturing District. To the west is a warehouse in the L-C-4, Limited Commercial District.
- The site is within the planning boundaries of the *East Columbus Neighborhood Plan* (2012), which recommends “Light Industrial” land uses at this location.
- The site is located within the boundaries of the East Columbus Civic Association, whose recommendation is for approval.
- Concurrent Council variance CV24-071 has been filed and includes variances for building setbacks, parking setbacks, and landscaping and screening. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Johnstown Road as a Suburban Community Connector requiring 100 feet of right-of-way.

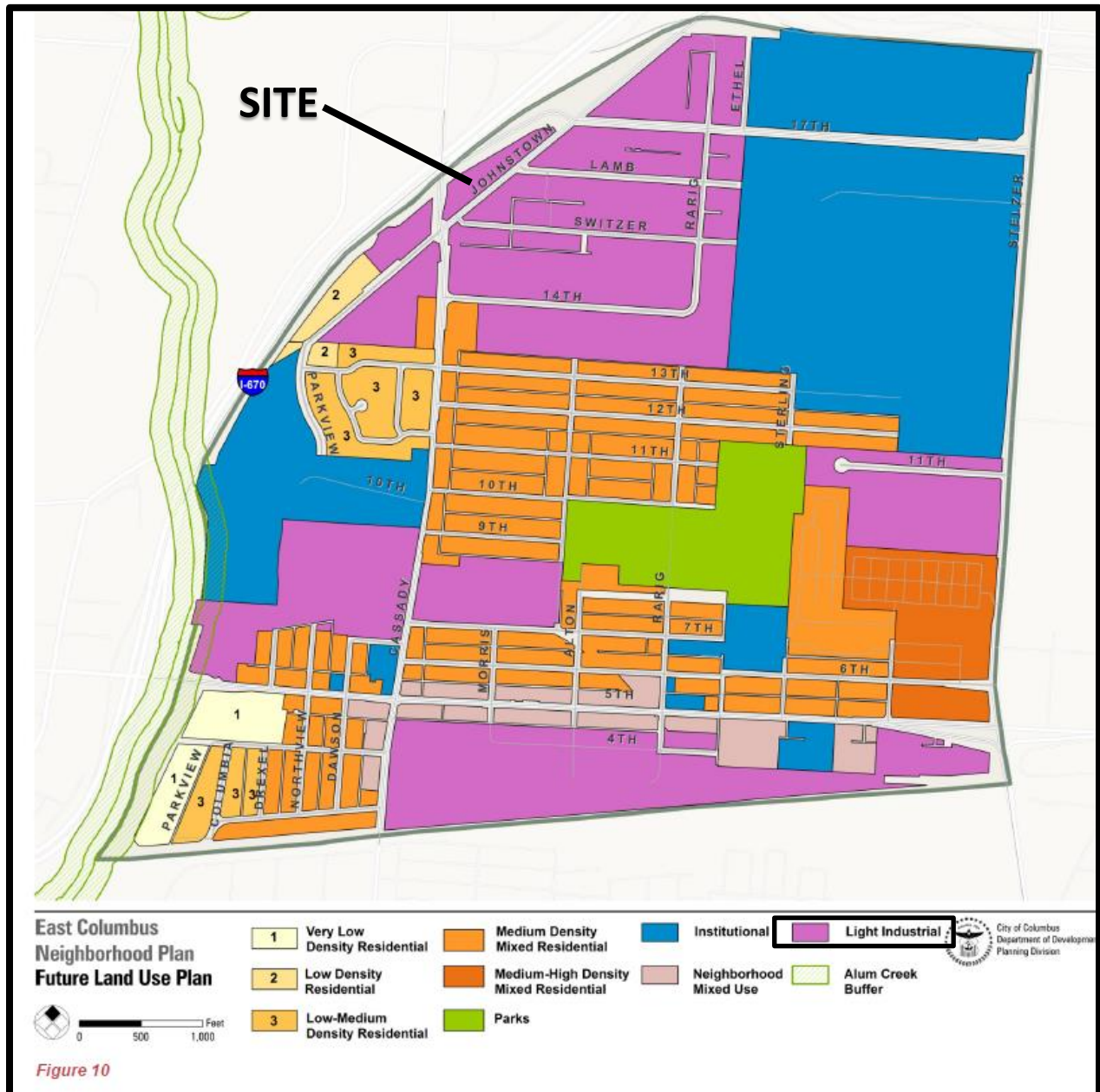
CITY DEPARTMENTS’ RECOMMENDATION: Approval

The requested M-2, Manufacturing District will allow the existing manufacturing use at this location. Staff are supportive as the proposed use is consistent with the *East Columbus*

Neighborhood Plan's recommendation for light industrial land uses at this site, and is consistent with the zoning and development pattern in the surrounding area.



Z23-066
2622-2624 Johnstown Rd.
Approximately 0.77 acres
R to M-2



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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 Z23-066

Address 2622-2624 JOHNSTOWN RD

Group Name EAST COLUMBUS CIVIC ASSOCIATION

Meeting Date 6/29/2024

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:

The East Columbus Civic Association recommends approval of rezoning application Z23-066 submitted by Ross Restoration Company LLC. The applicant's proposed use for the property located at 2622-24 Johnstown Road is consistent with the East Columbus Neighborhood Plan's recommendation of Light Industrial uses for the property. Accordingly, the East Columbus Civic Association recommends approval of this rezoning application based on the applicant's proposed use aligning with the goals for this area and being consistent with the land use recommendations for the property.

Vote Unanimous

Signature of Authorized Representative 

Recommending Group Title East Columbus Civic Assoc.

Daytime Phone Number 614 886 5060

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

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: **Z23-066**

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) Christian A. Gillikin

of (COMPLETE ADDRESS) Bailey Cavalieri LLC, 10 West Broad Street, Suite 2100, Columbus, Ohio 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

1. Ross Restoration Company LLC; Attn: Matt Starkey 2651 Johnstown Rd, Columbus, Ohio 43219 Columbus Employees: 43 Phone: 614-309-5103	2. RRH2 LLC; Attn: Matt Starkey 2651 Johnstown Rd, Columbus, Ohio 43219 Columbus Employees: 0 Phone: 614-309-5103
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 15th day of May, in the year 2025

Joan Rossman
SIGNATURE OF NOTARY PUBLIC

never
My Commission Expires

Notary Seal Here



JOAN ROSSMAN
Attorney at Law
Notary Public, State of Ohio
My Comm. Has No Exp. Date
R.C. Sec. 147.03

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