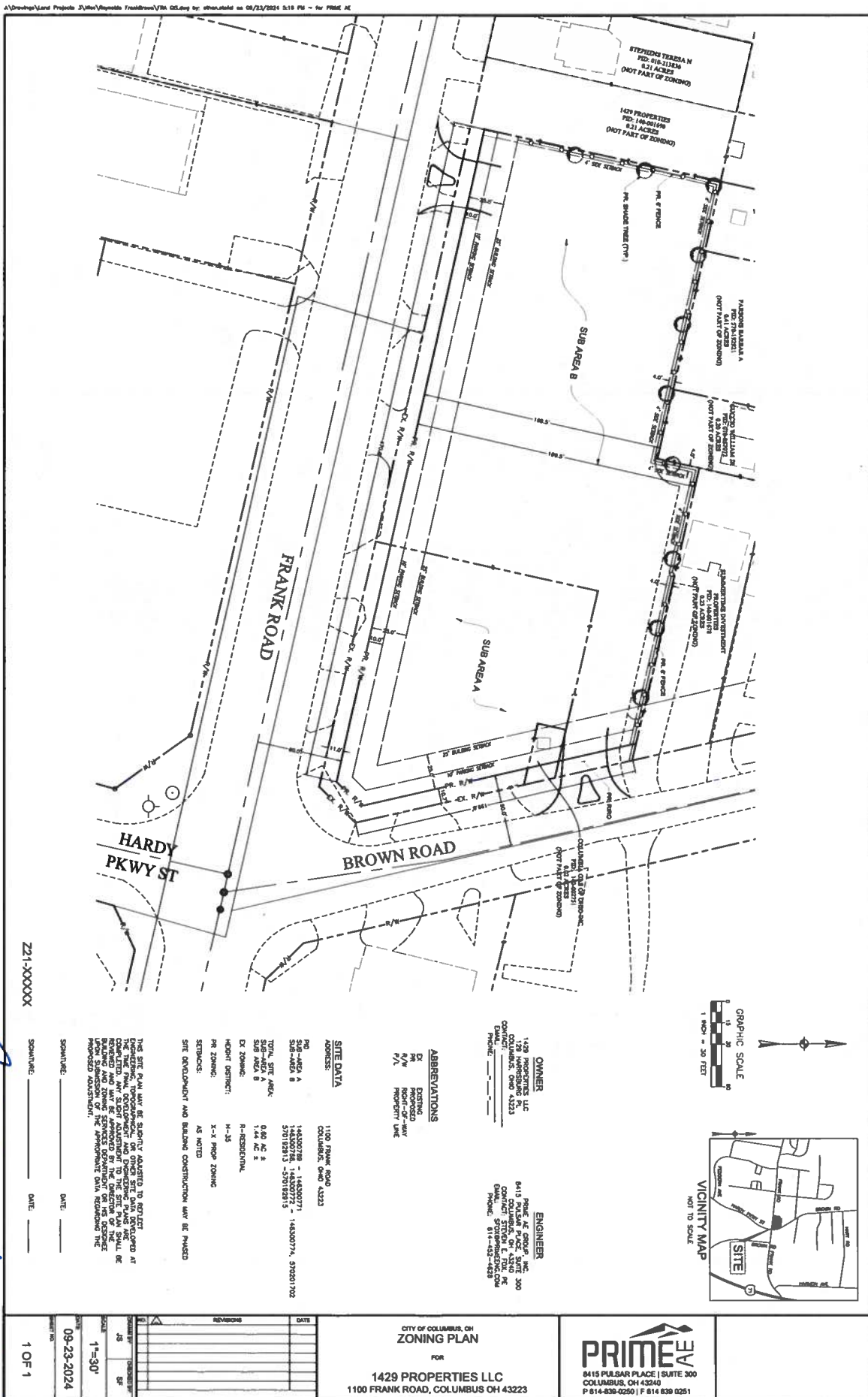




**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 10, 2024**

1. **APPLICATION:** [Z21-046](#)
 Location: **1100 FRANK RD. (43223)**, being 2.25± acres located at the northwest corner of Frank Road and Brown Road (146-300769 & 10 others; Southwest Area Commission).

 Existing Zoning: R, Rural District.
 Request: CPD, Commercial Planned Development District (H-35).
 Proposed Use: Commercial development.
 Applicant(s): 1429 Properties, LLC: c/o Jackson B. Reynolds III, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.

 Property Owner(s): The Applicant.
 Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

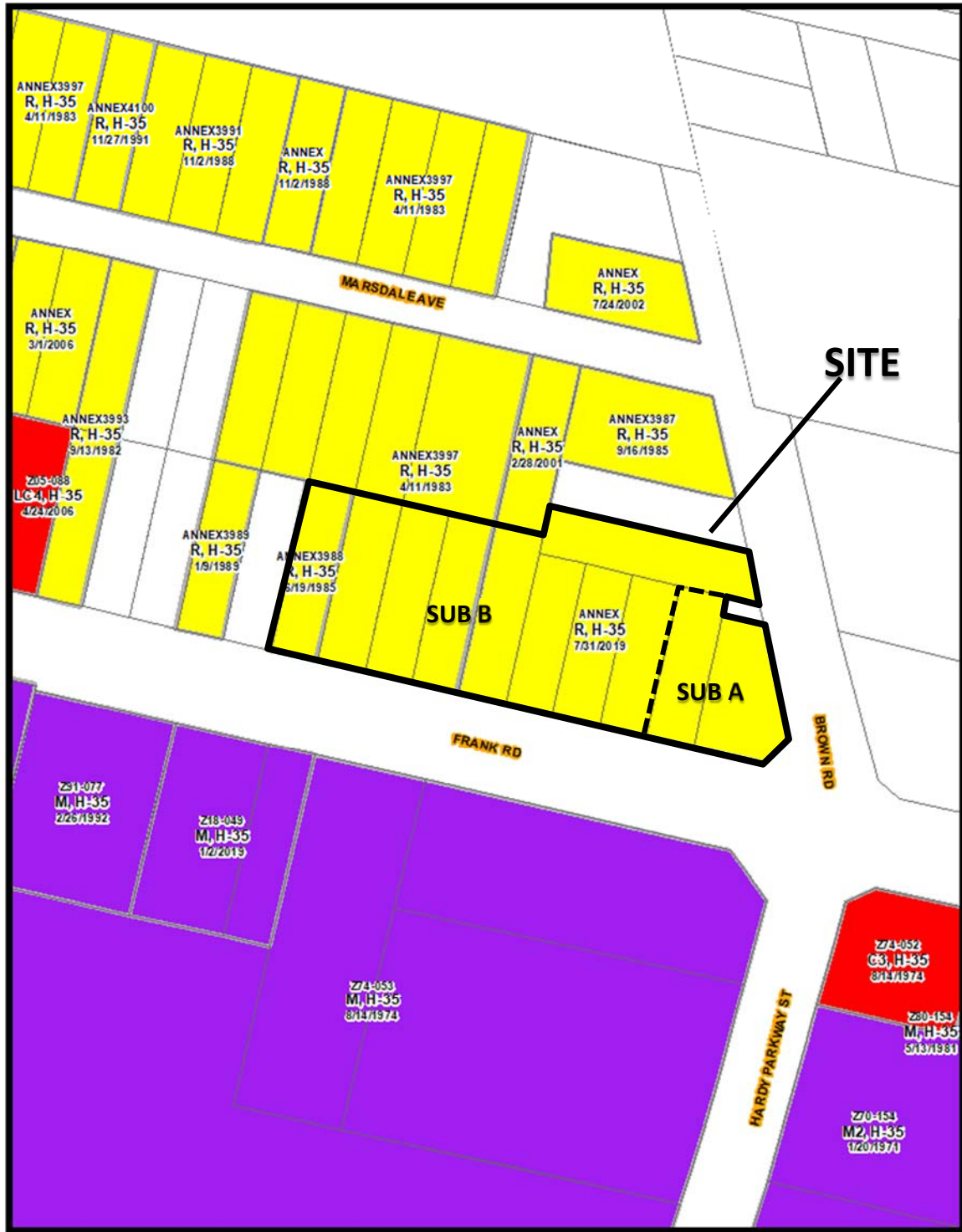
BACKGROUND:

- The 2.25± acre site consists of 11 parcels developed with a mix of uses including single-unit dwellings, auto sales, and a billboard, all in the R, Rural District. The Applicant requests a CPD, Commercial Planned Development District, distinguished into two subareas, to allow future commercial development. Subarea A allows limited C-4 uses, including auto sales and fuel sales. Subarea B allows limited C-4 uses and fuel sales.
- North and west of the site are single-unit dwellings in the R, Rural District. South of the site are industrial uses in the M, Manufacturing District. East of the site is a drive-thru beverage establishment in the NC, Neighborhood Commercial District in Franklin Township.
- The site is within the planning boundaries of the *Southwest Area Plan* (2009), which recommends “Community Commercial” and “Low Density Residential” land uses at this location. Additionally, the Plan includes early adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines.
- The site is located within the boundaries of the Southwest Area Commission whose recommendation is for approval.
- The CPD text includes use restrictions for Subarea A and Subarea B, and supplemental development standards addressing lot coverage, traffic access, roadway improvements, a future road contribution, and commits to Community Commercial Overlay (CCO) development standards. The text also includes a commitment to develop the site in accordance with the submitted site plan.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Frank Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way and this portion of Brown Road as an Urban Community Connector requiring 80 feet of right-of-way.

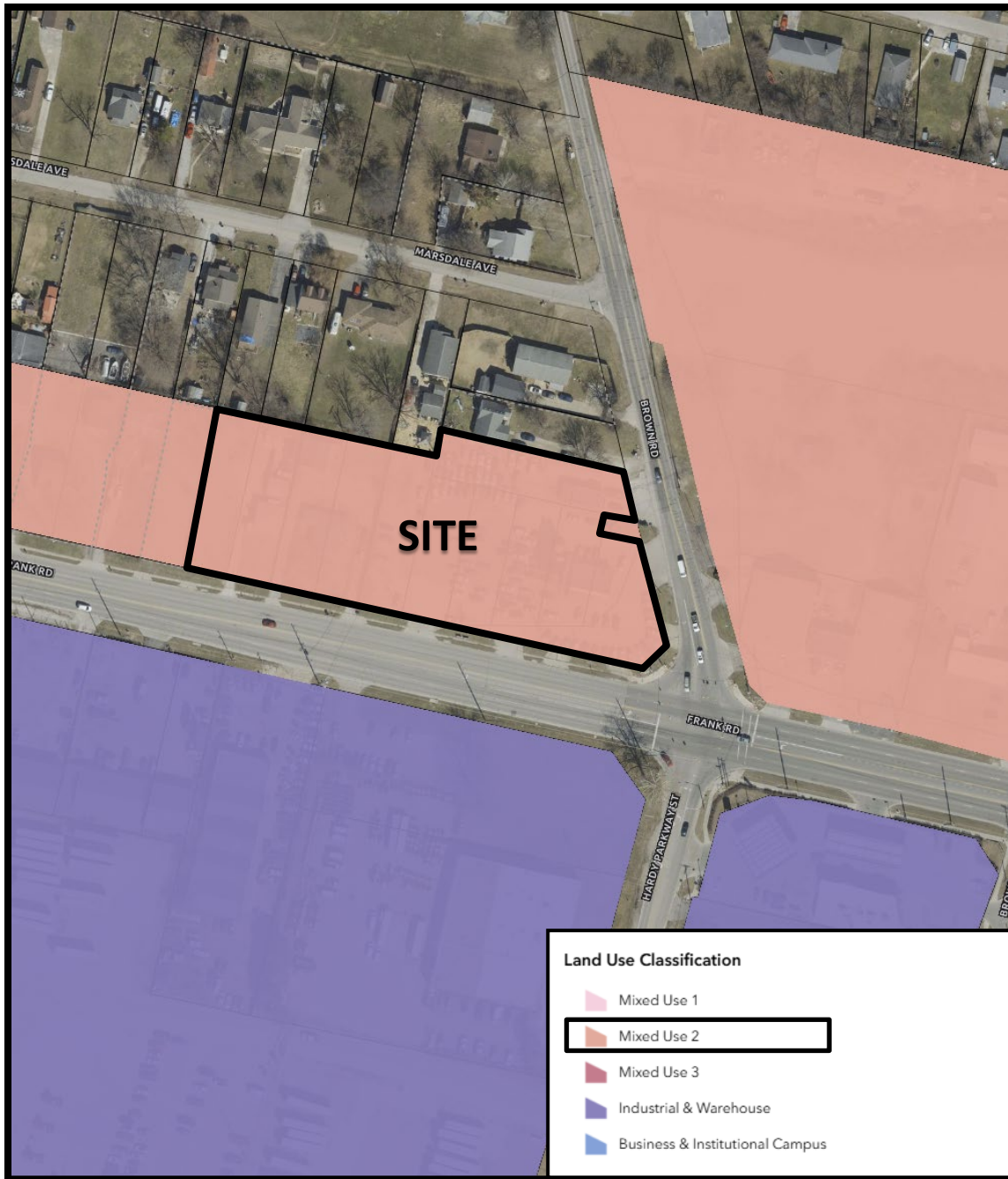
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed CPD, Commercial Planned Development District will allow limited commercial development, including auto sales and fuel sales, within two subareas. The proposed CPD allows uses that are consistent with the *Southwest Area Plan's* recommendation for "Community Commercial" land uses, and includes commitments to develop the site with CCO development standards. Upon additional information received by the Franklin County Engineer's Office, there is expected to be further refinement of the necessary contributions toward future roadway improvements along Frank Road in the vicinity of Brown Road and Hardy Parkway Street. The contributions will be incorporated into the CPD text before going to City Council.

**NOTE: the final CPD development text includes commitments to traffic improvements both supported by the Franklin County Engineer's Office and the Department of Public Service. Additionally, the original staff report included analysis of the request with the existing area plan and C2P2 guidelines, while the ordinance language includes the recently adopted Columbus Growth Strategy (2026). Both result in staff's recommendation approval of the rezoning request.*



Z21-046
1100 Frank Rd.
Approximately 2.25 acres
R to CPD



Columbus Growth Strategy (2026)

Z21-046
1100 Frank Rd.
Approximately 2.25 acres
R to CPD



Z21-046
1100 Frank Rd.
Approximately 2.25 acres
R to CPD

Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215
 Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

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

Application Number Z21-046
 Address 1100 Frank Road
 Group Name Southwest Area Commission
 Meeting Date 5/12/22
 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:

On May 17th 2022 Jack Reynolds came before the Southwest Area Commission asking for a zoning change on the 1100 Frank Road property – that change was from Rural to Commercial (C4) as the property was annex to the City back in 2019 – however because the property was still zoned rural there has been no developer interested in it. It was noted that likely any new purchaser would likely ask to have the property rezoned or ask for a variance

The Southwest Area Commission voted 5 yes 1 no

Vote 5 yes 1 no
 Signature of Authorized Representative Patty Spencer
 Recommending Group Title SWAC Zoning Chair
 Daytime Phone Number 614-214-5927

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.

DEPARTMENT OF BUILDING
AND ZONING SERVICES111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs**PROJECT DISCLOSURE STATEMENT**APPLICATION #: **Z21-046**

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 FRANKLINBeing first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 172 E. State Street, Suite 550, 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

1. 1429 Properties LLC 1429 Harrisburg Pike Columbus, OH 43223 206-204-3887 0 Columbus based employees	2.
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 August, in the year 2026

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



Natalie C. Timmons
 Notary Public, State of Ohio
 My Commission Expires 09-04-2030

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