

**STAFF REPORT
DEVELOPMENT COMMISSION
CITY OF COLUMBUS, OHIO
MARCH 12, 2026**

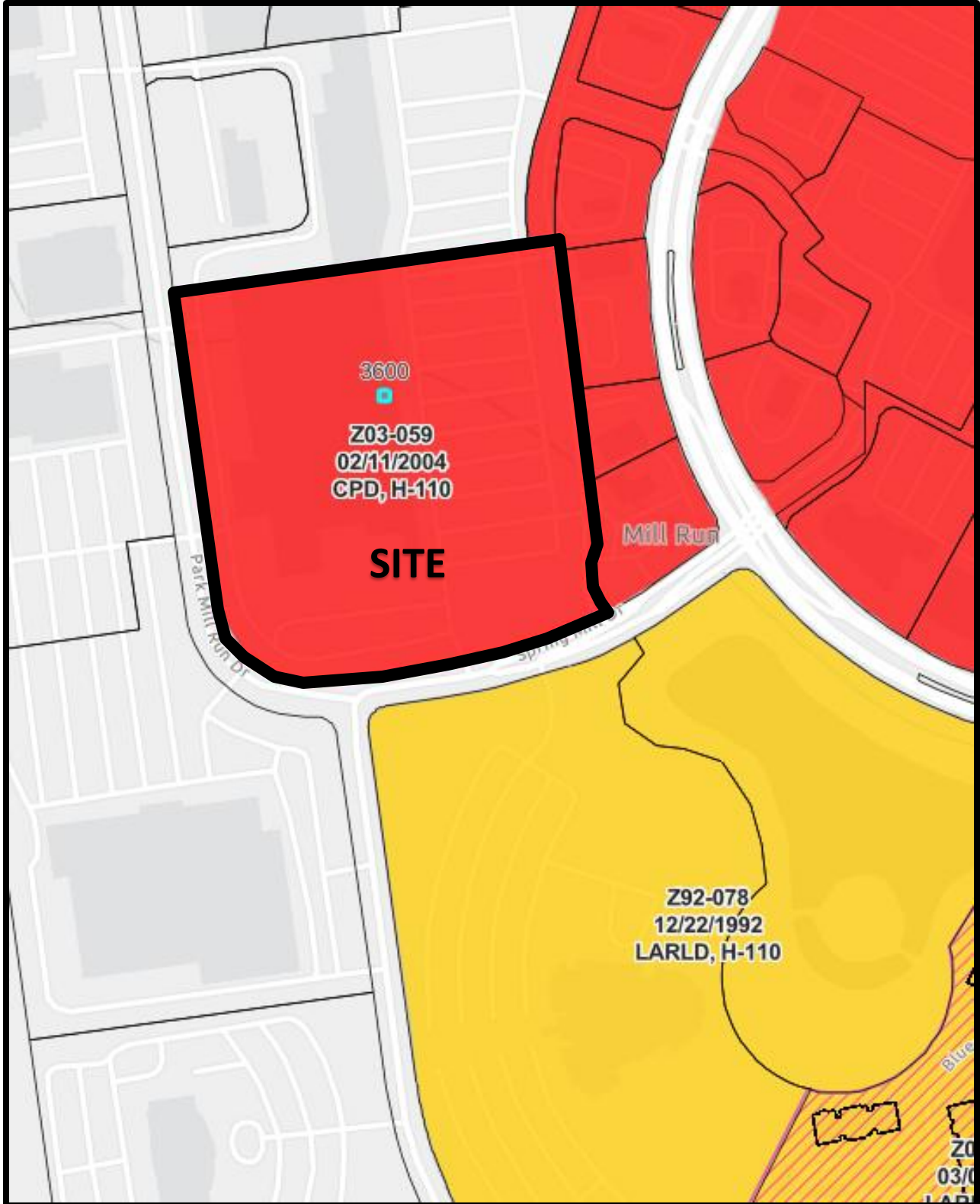
1. **APPLICATION:** **Z25-049**
 Location: **3600 PARK MILL RUN DR. (43206)**, being 12.56± acres at the northeast corner of Cleveland Avenue and Essex Avenue (560-227589; West Scioto Area Commission).
 Existing Zoning: CPD, Commercial Planned Development District.
 Request: CPD, Commercial Planned Development District (H-110).
 Proposed Use: Outdoor storage.
 Applicant(s): Lowes Home Centers, LLC; Freeland and Kauffman Inc. c/o Todd Simmons, PE; 209 West Stone Avenue; Greenville, SC 29609.
 Property Owner(s): MDC Coast 19 LLC; 11995 El Camino Real; San Diego, CA 92130.
 Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

BACKGROUND:

- The 12.56± acre site consists of one parcel developed with a big-box retailer in the CPD, Commercial Planned Development District. The Applicant requests a new CPD, Commercial Planned Development District that will incorporate an updated development text and site plan showing permanent outdoor storage.
- To the north and west of the site are commercial uses in the PUD, Planned Unit Development District within the City of Hilliard. To the east are commercial uses in the CPD, Commercial Planned Development District. To the south is a religious facility in the L-ARLD, Limited Apartment Residential District.
- Concurrent CV26-014 has been filed and includes a variance to allow outdoor storage in the CPD, Commercial Planned Development District. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning boundaries of the *Columbus Growth Strategy (2026)*, which recommends “Mixed Use 3” land uses at this location.
- The site is located within the boundaries of the West Scioto Area Commission, whose recommendation is for approval.
- The CPD text establishes appropriate uses and includes supplemental development standards addressing building setbacks, height, parking, landscaping and screening, building design, outdoor display areas, with a commitment to develop the site in accordance with the submitted site plan. A modification to code standard is included for a reduction in required parking from 442 to 393 spaces.

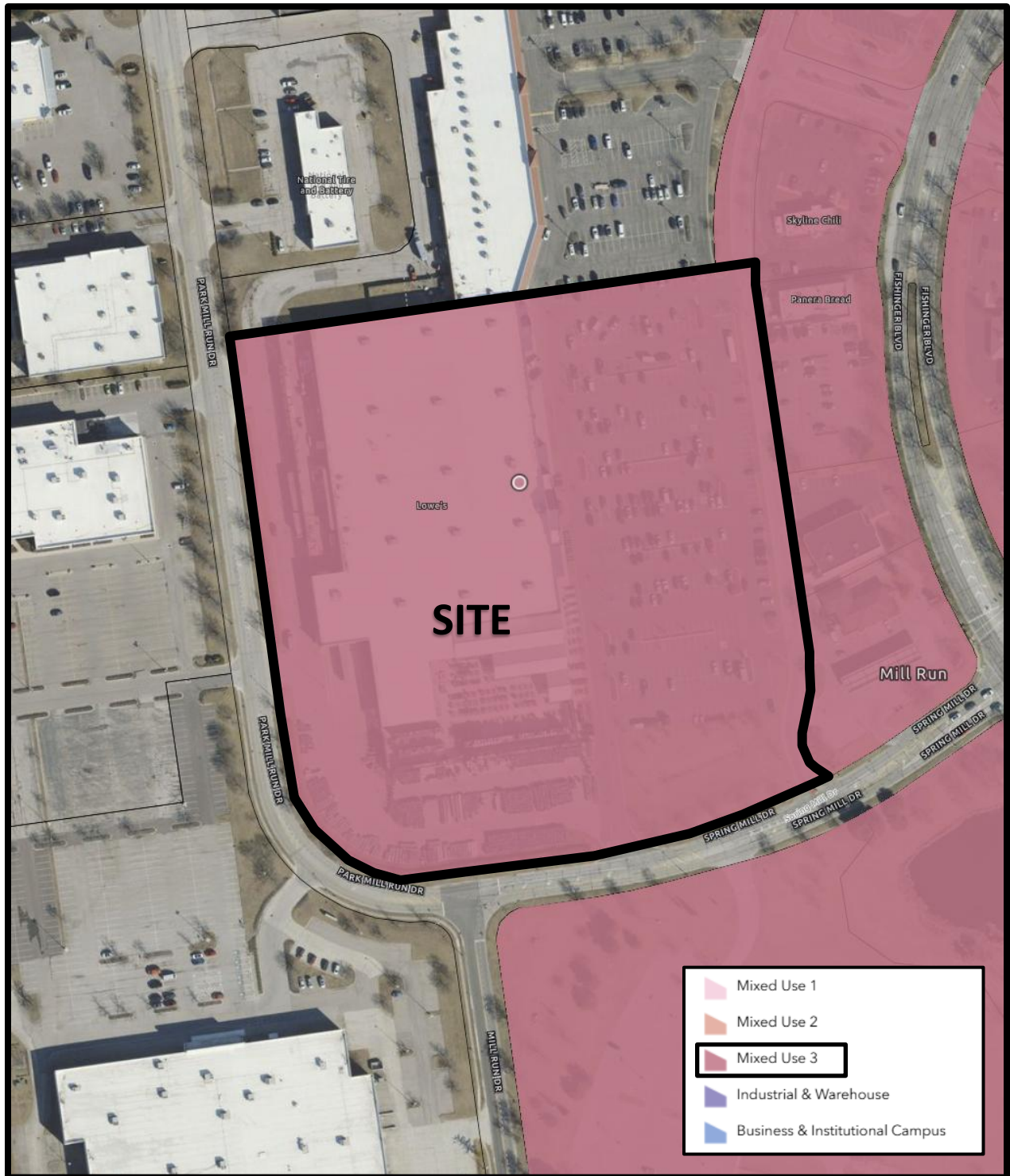
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District includes a revised development text and site plan demonstrating permanent outdoor storage areas. Staff are supportive as the commercial use at this location is consistent with the adjacent commercial uses and the development pattern of the surrounding area. It is also consistent with the *Columbus Growth Strategy's* recommendation of "Mixed Use 3" land uses.



Z25-049
3600 Park Mill Run Drive.
Approximately 12.56 acres
CPD to CPD

Columbus Growth Strategy (2026)



Z26-049
3600 Park Mill Run Drive.
Approximately 12.56 acres
CPD to CPD



Z25-049
3600 Park Mill Run Drive.
Approximately 12.56 acres
CPD to CPD

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

Case Number _____

Address _____

Group Name _____

Meeting Date _____

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:

Vote _____

Signature of Authorized Representative _____

Recommending Group Title _____

Daytime Phone Number _____

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 St., Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: 225-049

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) RICHARD J. GOODMAN
of (COMPLETE ADDRESS) 1000 LOWES BLVD., MOORESVILLE, NC 28117

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. REALTY INCOME CORPORATION JEN BYRAM (858) 204-5034 1195 EL CAMINO REAL SAN DIEGO, CA 92130 (0) COLUMBUS BASED EMPLOYEES</p>	<p>2. LOWE'S HOME CENTERS, LLC TODD BARTOK (601) 523-9041 1000 LOWES BLVD MOORESVILLE, NC 28117 1,127 COLUMBUS BASED EMPLOYEES</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Richard Goodman*

Sworn to before me and signed in my presence this 24th day of April, in the year 2024

Stephanie Valdez
SIGNATURE OF NOTARY PUBLIC

Dec. 7, 2026
My Commission Expires

Notary Seal Here

Stephanie Valdez
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires December 7, 2026

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