

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 8, 2025**

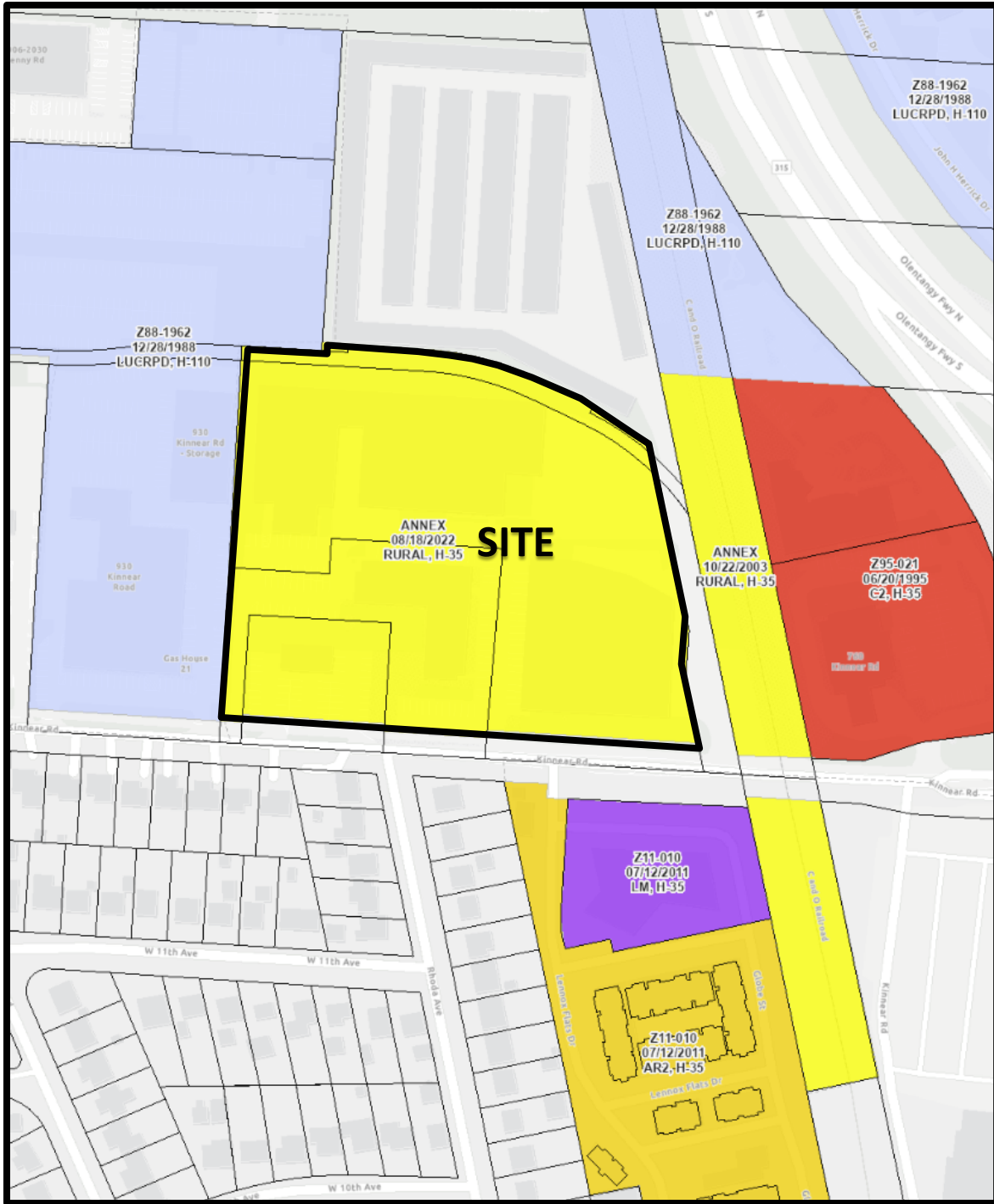
2. **APPLICATION:** [Z22-050](#)  
**Location:** **824 KINNEAR RD. (43235)**, being 7.7± acres located on the north side of Kinnear Road, 900± feet west of Olentangy River Road (420-307999 and 420-308000; No Group).  
**Existing Zoning:** R, Rural District.  
**Request:** AR-3, Apartment Residential District (H-110).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Livingston Limited, LLC; c/o Jeffrey L. Brown, Atty.; 172 East State Street, Suite #550 Columbus, OH 43215.  
**Property Owner(s):** Livingston Limited, LLC; 2099 Lytham Road; Columbus, OH 43220.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

- The 7.7± acre site consists of two parcels developed with a variety of uses including office, warehouse and multi-unit residential, in the R, Rural District, as a result of recent annexation into the City of Columbus. The requested AR-3, Apartment Residential District will allow redevelopment of the property with new multi-unit residential development uses with unlimited density.
- North and east of the site is a self-storage facility in the LI, Limited Industrial District in Clinton Township. South of the site is an office building in the L-M, Limited Manufacturing District and single-unit dwellings in the R-8, Restricted Urban Residential District in Clinton Township. West of the site is university-related building in the L-UCRPD, Limited University-College Research-Park District.
- Concurrent Council variance CV22-062 has been filed demonstrating a new multi-unit residential development containing up to 435 dwelling units. Variances to building and parking setbacks, perimeter yard, parking lot screening, parking space size, and a reduction in required parking are included. 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 Olentangy West Area Plan (2013), which recommends “High Density Residential” and “Employment Center” land uses at this location.~~ **Columbus Growth Strategy (2026), recommends “Mixed Use 2” land uses at this location.**
- There is no area commission or recognized civic association in this part of the city.
- The *Columbus Multimodal Thoroughfare Plan (2019)* identifies this portion of Kinnear Road as an Urban Commuter Corridor requiring 120 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The proposed AR-3, Apartment Residential District will allow the site to be redeveloped with new multi-unit residential uses with unlimited density. The uses allowed by the AR-3 district are generally consistent with the recommended land uses of this location and are consistent with similar multi-unit residential developments in urban areas of the city. The proposal is also consistent with the city's initiative of increasing housing within all areas of the city.



Z22-050  
824 Kinnear Rd.  
Approximately 7.7 acres  
R to AR-3



Columbus Growth Strategy (2026)

Z22-050  
824 Kinnear Rd.  
Approximately 7.7 acres  
R to AR-3



Z22-050  
824 Kinnear Rd.  
Approximately 7.7 acres  
R to AR-3

# Rezoning Application

Address: 111 N. Front St., Columbus, Ohio 43215  
Email: [zoninginfo@columbus.gov](mailto:zoninginfo@columbus.gov)  
Website: [www.columbus.gov/bzs](http://www.columbus.gov/bzs)  
Phone: 614-645-4522



DEPARTMENT OF BUILDING AND ZONING SERVICES

## Project Disclosure Statement

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) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 172 E. State Street STE 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. Livingston Limited LLC. Andy Livingston 614 328 4630 2099 Lytham Road Columbus, OH 43220 No Columbus based employees.	2.
3.	4.

Check here if listing additional parties on a separate page.

Signature of Affiant [Handwritten Signature]

Sworn to before me and signed in the presence this 15<sup>th</sup> day of June, in the year 2026

Signature of Notary Public: [Handwritten Signature] My Commission Expires: 9/4/2030

Notary Seal Here

This affidavit expires six (6) months after date of notarization.



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