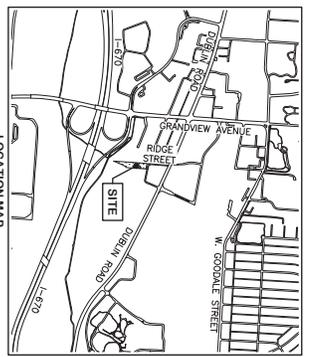
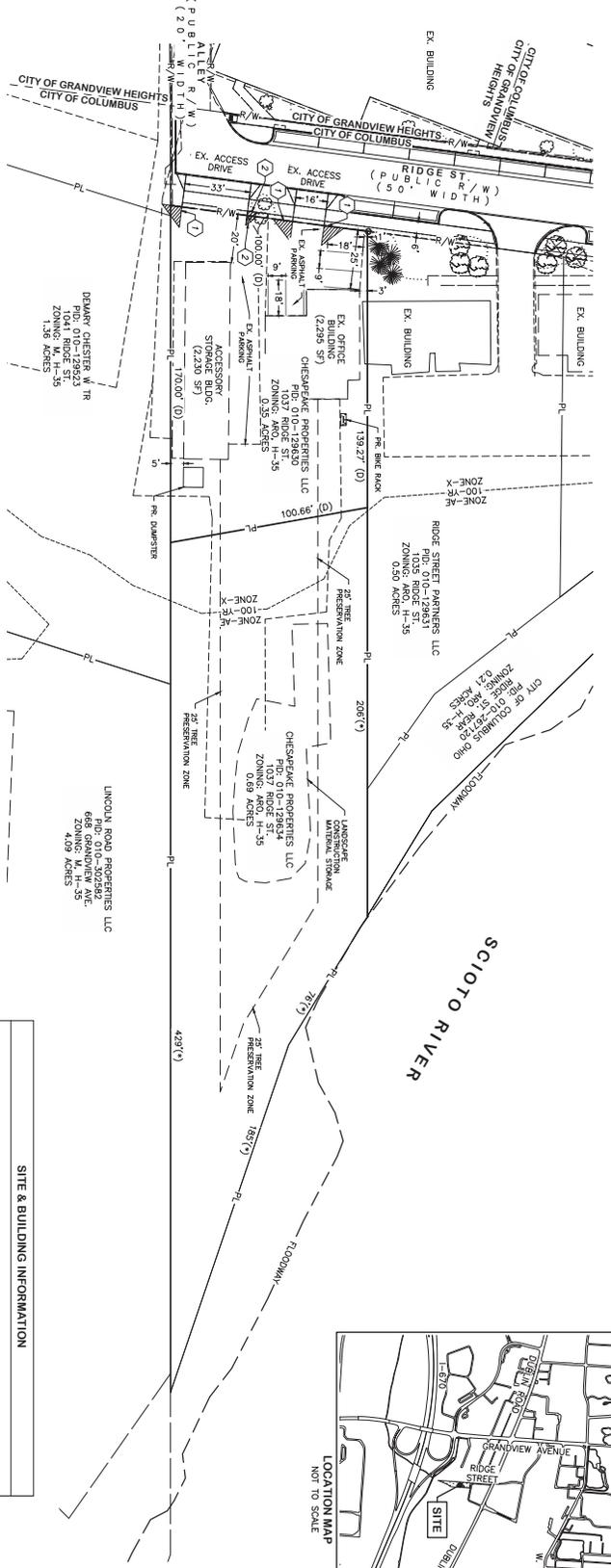


M:\1280001_1037Ridge\DWG\Zoning\Ridge St Zoning Site Plan.dwg -SCP-Private Plan LAST EDITED BY:RAY ON 06/15/25 12:36



- CODED NOTES**
- ① 10' X 10' CLEAR VISION TRIANGLE PER C.C. 3321.05
 - ② 5' X 5' CLEAR VISION TRIANGLE PER C.C. 3321.05

- NOTES**
- (*) - DISTANCE IS SHOWN PER GIS RECORD INFORMATION AND ARE SHOWN TO THE APPROXIMATE LOW WATER MARK OF THE RIVER.

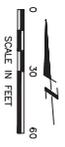
SITE & BUILDING INFORMATION

ADDRESS: 1037 RIDGE STREET	
PID: 01-129630, 010-129634	
SITE AREA: 1.04 AC (45,239 SF)	
EXISTING ZONING: ARO (Z85-088) (BUILDING = 2,290 SF)	
HEIGHT DISTRICT: H-35	
RE-ZONING AND COUNCIL VARIANCE:	
EXISTING USE: COMMERCIAL	
PARKING:	
USE	MIN. PARKING REQUIRED MAX. PARKING REQUIRED
GENERAL OFFICE	1:450 SF = 5.1 SPACES 1:250 SF = 9.2 SPACES
WAREHOUSE	1:1,000 SF = 3 SPACES 3 SPACES
TOTAL REQUIRED SPACES:	9 SPACES
TOTAL PROVIDED SPACES:	4 SPACES
ACCESSIBLE PARKING REQUIRED:	1 SPACE
ACCESSIBLE PARKING PROVIDED:	0 SPACES
REFUSE: SERVICE BY PRIVATE HAULER	
FLOOD ZONE: "X"	
PANEL NO.: 3904CQ306K (06/17/2009)	

Final Site Plan Received 11.17.2025; Z24-063; Sheet 1 of 1

REVISIONS		SCALE: 1" = 30'	
BY	DATE	SHEET NO.	OF
		1	1
2100 QUARRY TRAILS DR. COLUMBUS, OHIO 43228 (614) 289-2299 (614) 289-2299 (Fax) WWW.FERRIS.COM		ZONING SITE PLAN	
CITY OF COLUMBUS, OHIO 1037 RIDGE STREET CHESAPEAKE PROPERTIES LLC			

E.P. FERRIS & ASSOCIATES, INC



Handwritten signature and date:
 [Signature]
 11-17-25

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

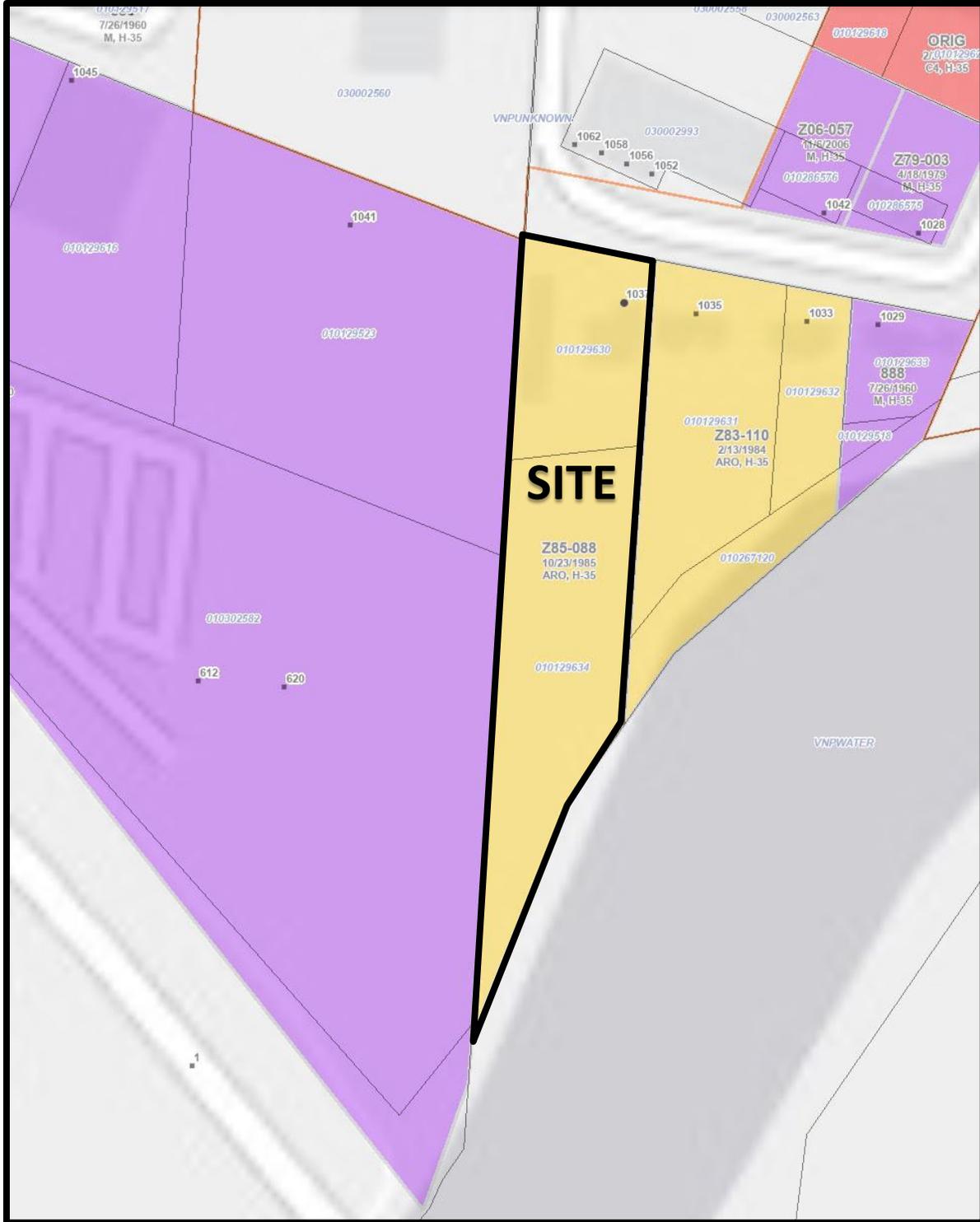
- 2. APPLICATION:** [Z24-063](#)
- Location:** **1037 RIDGE ST. (43215)**, being 1.04± acres located on the south side of Ridge Street, 200± feet west of Waterman Avenue (010-129630 & 010-29634 West Scioto Area Commission).
- Existing Zoning:** AR-O, Apartment-Office District.
- Request:** L-M, Limited Manufacturing District (H-35).
- Proposed Use:** Limited manufacturing and storage uses.
- Applicant(s):** Scioto Landscaping; c/o David Hodge, Atty. 8000 Walton Parkway, Suite 120; New Albany, OH 43054.
- Property Owner(s):** Chesapeake Properties LLC; 1037 Ridge Street; Columbus, OH 43215.
- Planner:** Brandon Carpenter; 614-645-1574;
bmcarpenter@columbus.gov

BACKGROUND:

- The 1.04 acre site consists of two parcels with an office building and garage in the AR-O, Apartment-Office District. The requested L-M, Limited Manufacturing District will legitimize the current use.
- North of the site is an office building in the C-2, Neighborhood Commercial District within the City of Grandview Heights. East of the site is an apartment building in the AR-O Apartment-Office District. West of the site is a salvage yard and a sport recreation area both in the M, Manufacturing District. South of the site is the Scioto River.
- Concurrent CV24-146 has been filed to reduce parking lot screening, maneuvering, parking setback, required parking, vision clearance, building setback, storage setback and required separation distance from an adjacent residential district. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- There is no Council adopted land use plan for this location. However, the site is subject to early adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*.
- The site is located within the boundaries of the West Scioto Area Commission, whose recommendation is for approval.
- The limitation text establishes permitted uses and supplemental development standards that address setbacks, parking, maneuvering, landscaping and screening. The text also includes a commitment to develop the site according to the submitted site plan.

CITY DEPARTMENTS' RECOMMENDATION: Approval

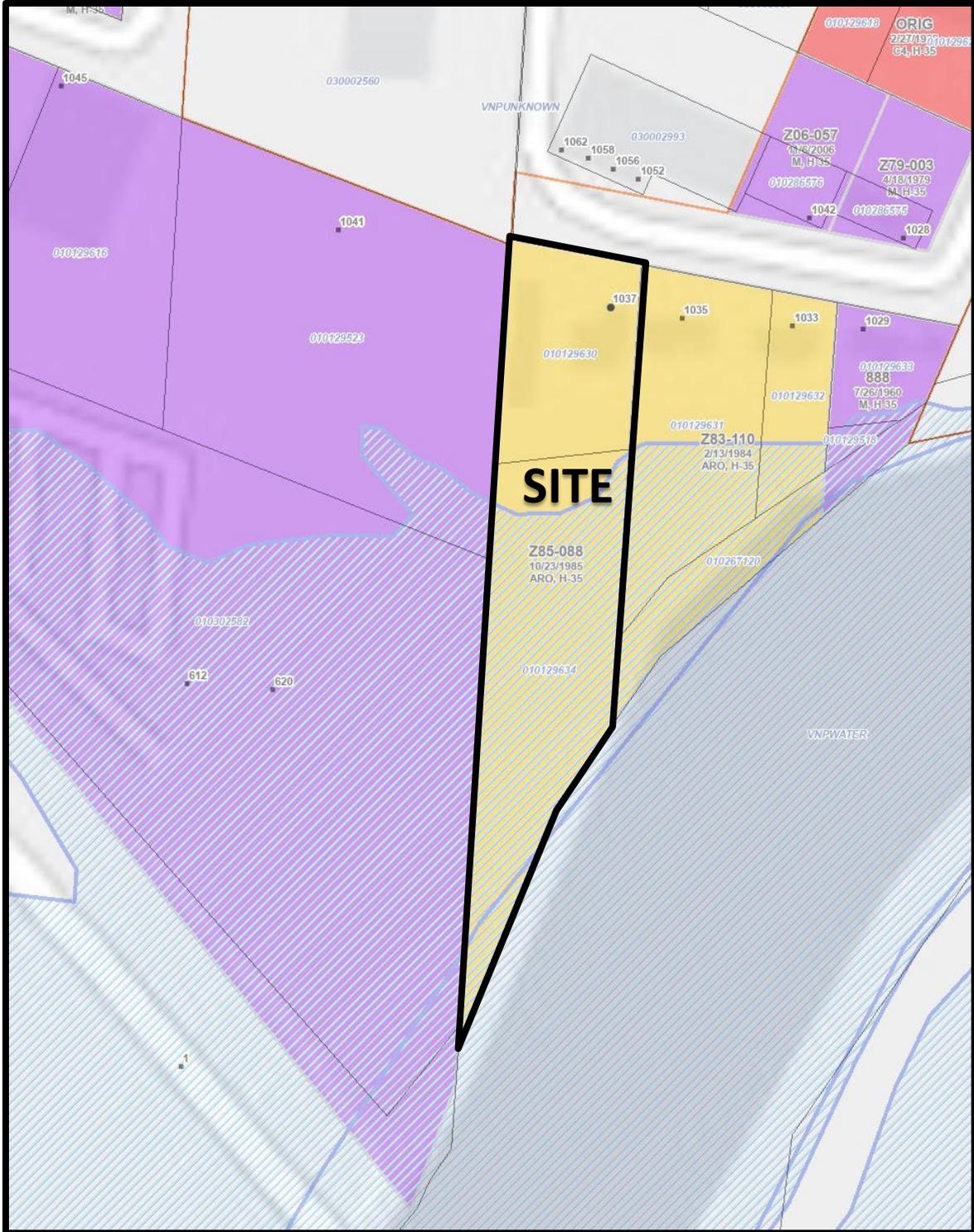
The requested L-M, Limited Manufacturing District will legitimize the current use. The text includes appropriate use restrictions and development standards, as well as a commitment to develop the site in accordance with the submitted site plan. The request is consistent with C2P2 Design Guidelines with the inclusion of on-site bicycle parking.



Z24-063
1037 Ridge St.
Approximately 1.04 acres
AR-O to L-M



Z24-063
1037 Ridge St.
Approximately 1.04 acres
AR-O to L-M



Z24-063
1037 Ridge St.
Approximately 1.04 acres
AR-O to L-M

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 / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number	<u>Z24-063 and CV24-146</u>
Address	<u>1037 Ridge Street; Columbus, Ohio</u>
Group Name	<u>West Scioto Area Commission</u>
Meeting Date	<u>October 16, 2025</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

WSAC met on October 16, 2025. Applicant requests the property be maintained as is but allow limited manufacturing uses, and to legitimize existing conditions. The application was presented by David Hodge who said they were asked by the zoning committee to clarify the site plan and meaning of the variance. Scioto Landscaping is a business zoned ARO. Currently an old house and storage garage are on the property. Owner requests rezoning to limited manufacturing only to the extent it allows this kind of business and to get all the commercial uses but excluding all others. The city is supportive. There is a 25' preservation zone all around the perimeter. Commissioner Cabral: Where is the document that shows "except for the following uses"? David Hodge displayed the Limitation Text on the screen. Commissioner Cabral: It is not on the City Portal. Chair McKinley asked that Hodge provide the documentation. Hodge assented. Commissioner Flack asked what information Hodge cleared up. David Hodge replied he clarified which uses were objectionable. That all of the other manufacturing and commercial uses except this one use for Scioto Landscaping were objectionable. [See attached list provided] See additional attachments.

Vote	<u>7-0-0</u>
Signature of Authorized Representative	<u>Kristen E. McKinley</u> <small>Digitally signed by Kristen E. McKinley Date: 2025.10.27 14:56:08 -04'00'</small>
Recommending Group Title	<u>West Scioto Area Commission</u>
Daytime Phone Number	<u>614-404-9220</u>

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.

Z24-063 and CV24-146

1037 Ridge Street

Applicant has provided the following documents to WSAC and these documents and exclusions are what the commissioners of WSAC voted to approve. Thus far, we have not seen that these documents are on the city portal.

This applicant has requested to be on the Development Commission November agenda.

Commissioners want city staff and development commissioners to be aware that applicant has represented to the commission that these documents and list of exclusions have been submitted to the city and are what the applicant is moving forward on. They are what the commission voted on at its October meeting. Approval is only for the application if it includes the list of excluded uses that applicant provided to WSAC and represented that it had been submitted to the city. Commissioners raised the issue of the list of excluded uses prior to conducting their vote on the application. In order to provide the applicant with an outcome at the meeting, commissioners requested that applicant provide the list of exclusions that was handed out at the meeting and that the applicant assured WSAC that it provided to the city to be updated in its application.

Should that not be the case, then the application should be deemed denied by the West Scioto Area Commission.



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 #: Z24-063

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) Eric Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 120, New Albany, Ohio 43054
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. Scioto Landscaping 1037 Ridge Street Columbus, Ohio 43215 (8 employees)	2. Chesapeake Properties LLC 1037 Ridge Street Columbus, Ohio 43215 (Zero employees)
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 21st day of November, in the year 2025

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires

no expiration



DAVID L. HODGE, Esq.
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.