

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 8, 2026**

3. APPLICATION:	Z25-046
Location:	7825 FLINT RD. (43219) , being 1.12± acres located on the west side of Flint Road, 259± feet north of North High Street (255-346973 and 255-346974; Far North Columbus Communities Coalition).
Existing Zoning:	R, Rural District.
Request:	CPD, Commercial Planned Development District (H-35).
Proposed Use:	Commercial development.
Applicant(s):	Anthony & Kimberly Properties, LLC c/o Catherine A. Cunningham, Atty.; 65 East State Street, Suite 1800; Columbus, Ohio 43215.
Property Owner(s):	The Applicant.
Planner:	Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

BACKGROUND:

- The site consists of two parcels, each developed with a single-unit dwelling in the R, Rural District. The requested CPD, Commercial Planned Development District allows the development of a private parking lot on the eastern parcel, which shall serve an adjacent commercial use. The requested CPD district also allows the possibility of future limited commercial development. The existing single-unit dwellings may continue as non-conforming uses until the remainder of the site is redeveloped with commercial uses as provided in the CPD text.
- To the north of the site is a single-unit dwelling in the R-4, Suburban Residential District within Sharon Township. To the south and east are offices in the CPD, Commercial Planned Development District. To the west is an undeveloped parcel with a commercial monopole antenna in the R, Rural District.
- The site is within the planning boundaries of the *Far North Area Plan* (2014), which recommends “Very Low Density Residential” land uses at this location.
- The CPD text includes use restrictions and supplemental development standards that address building and parking lines, building height, traffic access, parking setbacks, landscaping and screening, lighting, buffering, perimeter screening, and signage, and includes a commitment to develop the site in accordance with the submitted site plan. Code modifications to parking setbacks, parking lot landscaping, screening, and lighting, and improved surface requirements, are included in the text.
- The site is located within the boundaries of the Far North Columbus Communities Coalition, whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Flint Road as a Suburban Community Connector requiring 80 feet of right-of-way.

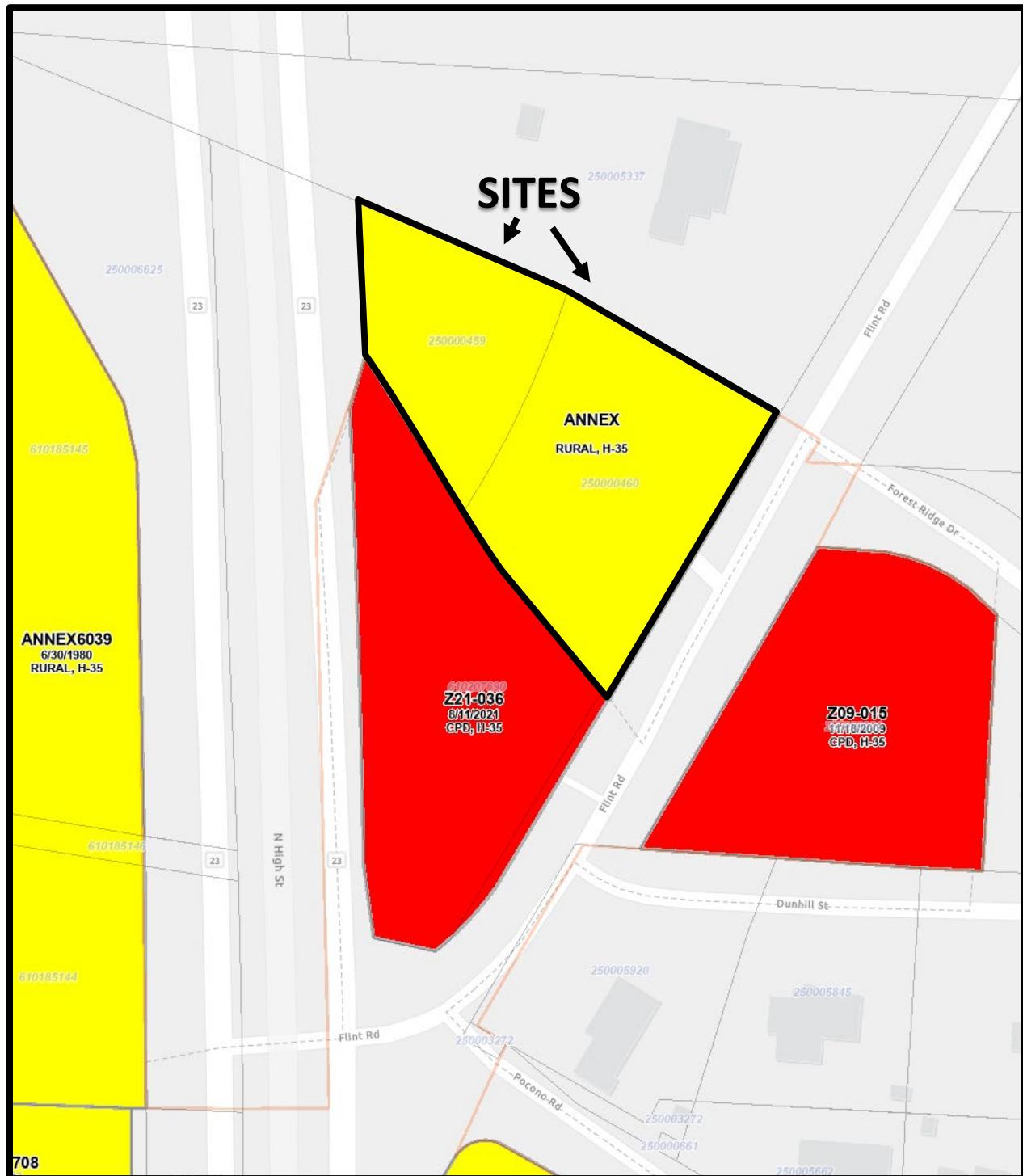
CITY DEPARTMENTS' RECOMMENDATION: Conditional Approval. Approval.

The requested CPD, Commercial Planned Development District allows a private parking lot and future limited commercial development on the site. Although the proposed use is inconsistent with the *Far North Area Plan*'s land use recommendation, staff recognize compatibility with existing adjacent commercial uses to the south and east as a mitigating factor for support. In addition, staff note that this area is under consideration for an updated land use recommendation and corresponding zoning as part of Zone In: Economic & Housing Opportunity. The generalized land use recommendation for adjacent parcels is Mixed-Use. ~~The applicant has not yet addressed all staff review comments from the Division of Traffic Management regarding the following:~~

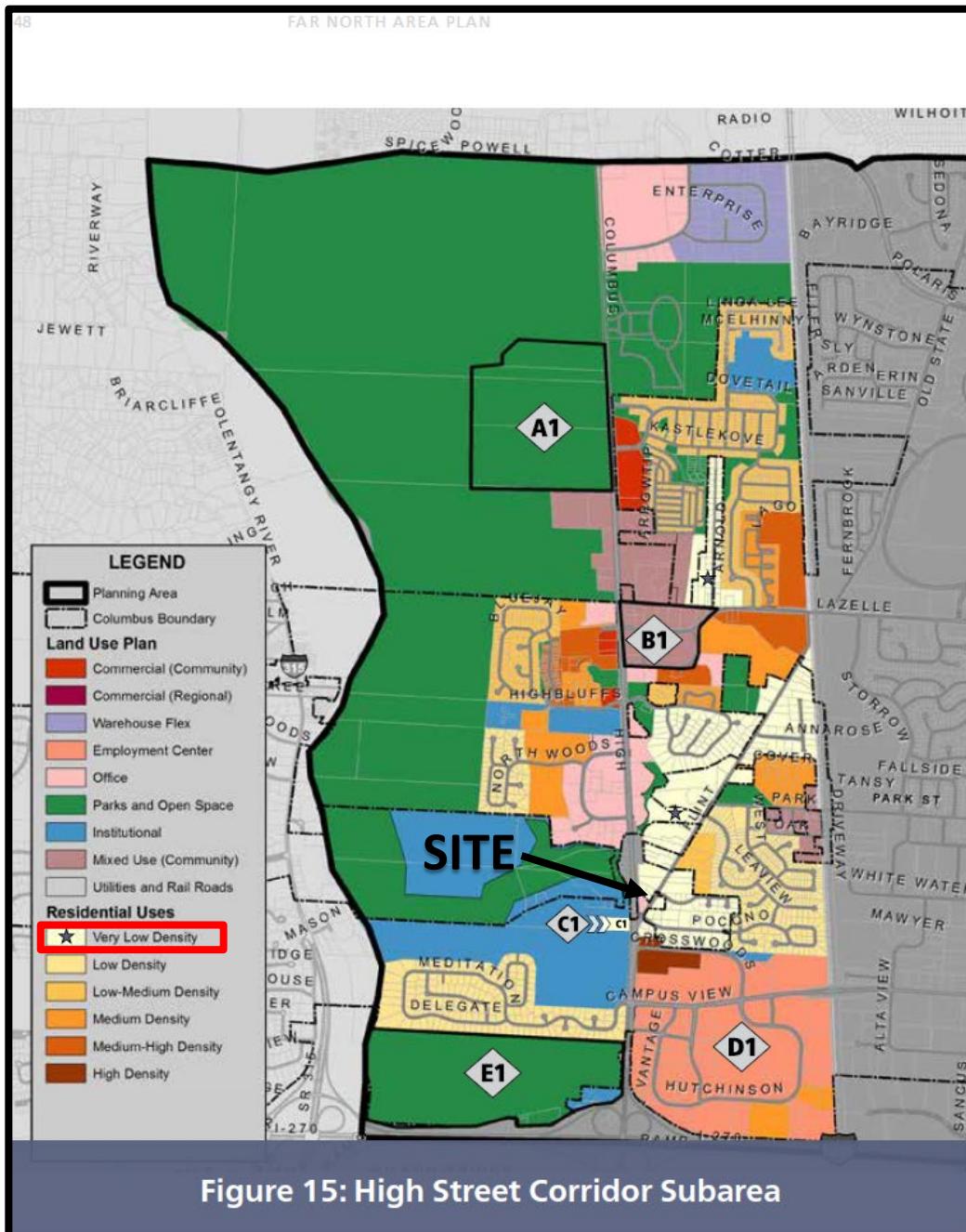
- ~~A. In Right of way dedication of 80 feet from the centerline of North High Street and 40 feet from the centerline of Flint Road will be required per CCC 4309.17.~~
- ~~B. With the proposal for the parking lot use to serve patrons of the commercial use at 7811 Flint Road, a sidewalk connection would need to be provided between the proposed parking lot and the building entrance for 7811 Flint Road.~~
- ~~C. In consideration of the slopes that are present along the property line between 7811 Flint Road and 7825 Flint Road as well as the guard rail that is present along the west side of Flint Read in the vicinity of this property line, there will need to be a demonstration of the feasibility for a sidewalk connection between the proposed parking lot and the building entrance for 7811 Flint Read.~~

~~Upon the resolution of the outstanding traffic comments, City Departments' recommendation can be for full approval.~~

The above conditions have been met.



Z25-046
7835 Flint Rd.
Approximately 1.12 acres
R to CPD



Z25-046
 7835 Flint Rd.
 Approximately 1.12 acres
 R to CPD



Z25-046
7835 Flint Rd.
Approximately 1.12 acres
R to CPD

**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)**

Case Number	Z25-046
Address	7835 FLINT ROAD
Group Name	FAR NORTH COLUMB COMM
Meeting Date	12-2-2025
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input 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:

Vote	9-0
Signature of Authorized Representative	<u>James Pulmiser</u>
Recommending Group Title	FNCCC President
Daytime Phone Number	614/795-5877

Please **e-mail** this form to the assigned planner within 48 hours of meeting day; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

Online Rezoning Application

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z25-046

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 FRANKLIN

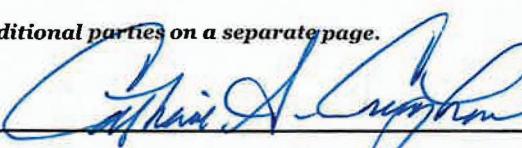
Being first duly cautioned and sworn (NAME) Catherine A. Cunningham, Esq.
of (COMPLETE ADDRESS) 65 E. State Street, Suite 1800, Columbus, OH 43215
deposes and states that they are the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, 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. Anthony & Kimberly Properties, LLC Anthony Lordo, D.D.S. (614) 462-5486 134 Aldrich Road, Columbus, OH 43214 0 Columbus-based employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

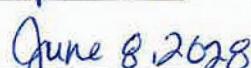


Sworn to before me and signed in my presence this 19th day of September, in the year 2025

SIGNATURE OF NOTARY PUBLIC



KELLY L. ACKLEY
Notary Public, State of Ohio
My Commission Expires 06-08-2028



Notary Seal Here

My Commission Expires

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