



ORD #0243-2026; Z25-046; Page 1 of 8

MISC. NOTES

- ALL FEET NUMBERS REFER TO THE STATE OF OHIO STANDARD MAP OF THE STATE OF OHIO.
- CONSTRUCTION & MATERIAL SPECIFICATIONS, MATERIALS, AND METHODS SHALL BE TO THE LATEST EDITIONS SHOWN ABOVE TO THE LATEST EDITION, WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
- THE GROUND & REPORT ANY LAYOUT DISCREPANCIES IMMEDIATELY TO THE A/E.
- DISCREPANCIES SHALL GOVERN ANY DISCREPANCIES SHALL IMMEDIATELY BE REPORTED TO THE A/E.

LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
- CONCRETE
- EX. CONCRETE
- EX. GRAVEL PAVEMENT
- EX. ASPHALT PAVEMENT



OFFICES

1495 Old Henderson Road  
Columbus, Ohio 43220  
614-459-6972  
4221 North Broad Street  
Lancaster, Ohio 43130  
740-385-2140  
507 West 9th Street  
Zanesville, Ohio 43701  
740-420-1640

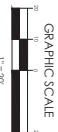
NOT FOR  
CONSTRUCTION

Signature \_\_\_\_\_ Date \_\_\_\_\_

These drawings are submitted for your review and approval. The use of these drawings is limited to the project and site shown. No other use or reproduction is permitted without the written consent of the designer.



ANTHONY &  
KIMBERLY  
PROPERTIES LLC  
ZONING SITE PLAN  
7823-7825 FLINT RD.  
COLUMBUS, OH 43235



PRELIMINARY  
SITE DIMENSION PLAN  
1 OF 1  
10-PROJECT NO. 4991

**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](mailto: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.

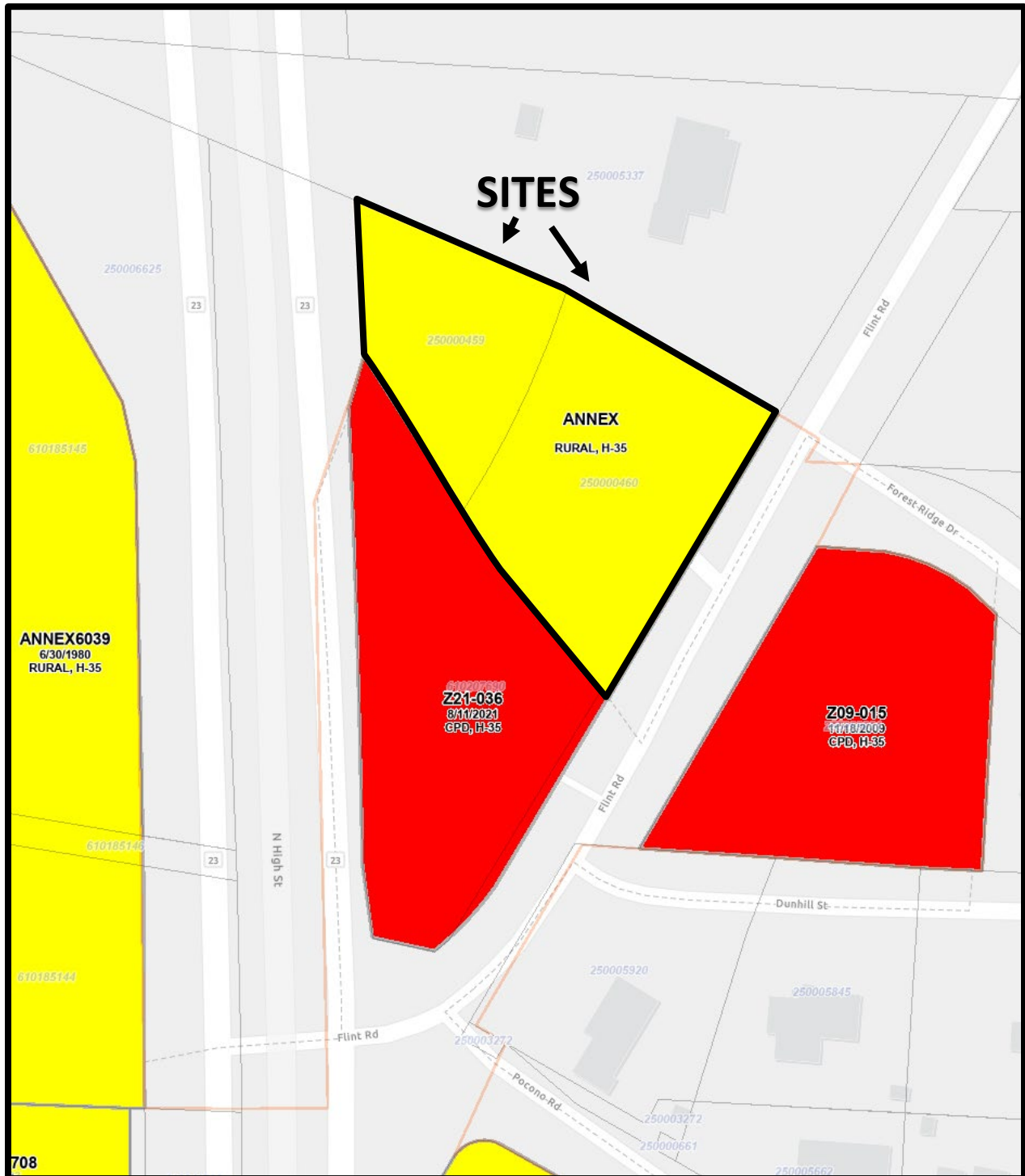
**CITY DEPARTMENTS' RECOMMENDATION:** ~~Conditional Approval.~~ Approval.

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 Road 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 Road.~~

~~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

R to CPD



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

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

**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

- ☐ BZA Variance / Special Permit
- ☐ Council Variance
- ☒ Rezoning
- ☐ Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

- ☒ Approval
- ☐ Disapproval

**LIST BASIS FOR RECOMMENDATION:**

Vote 9-0

Signature of Authorized Representative James Pulmison

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

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N. Front St., Columbus, Ohio 43215

Phone: 614-645-4522 • [ZoningInfo@columbus.gov](mailto:ZoningInfo@columbus.gov) • [www.columbus.gov/bzs](http://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

*Catherine A. Cunningham*

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

SIGNATURE OF NOTARY PUBLIC

*Kelly L. Ackley*

My Commission Expires

Notary Seal Here



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

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