

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 10, 2021**

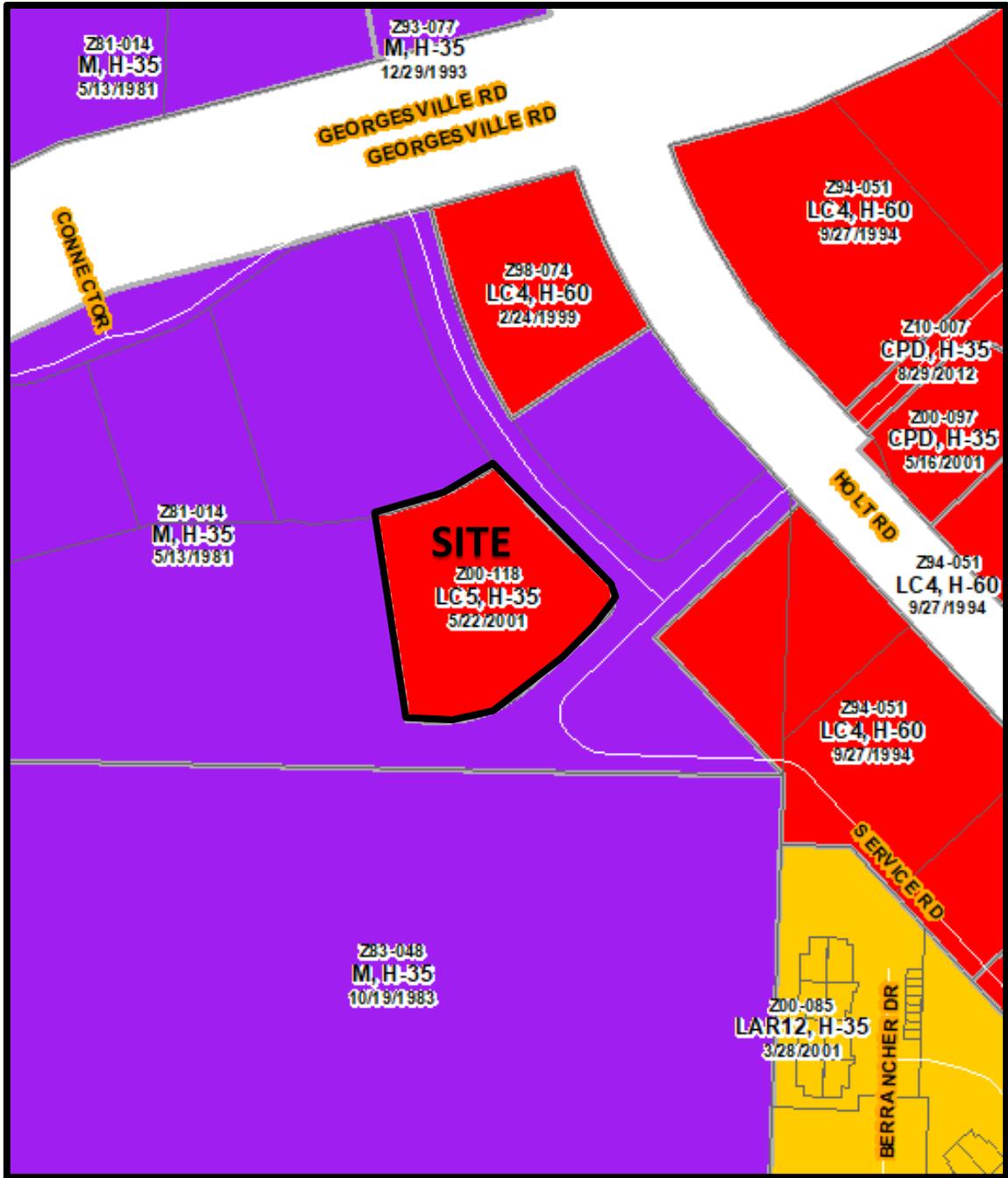
- 2. APPLICATION: Z21-028**  
**Location:** **1583 HOLT RD. (43228)**, being 1.41± acres located 380± feet south of Georgesville Road, 250± feet west of Holt Road (570-259218; Westland Area Commission).  
**Existing Zoning:** L-C-5, Limited Commercial District.  
**Request:** L-C-4, Limited Commercial District (H-35).  
**Proposed Use.** Commercial development.  
**Applicant(s):** Holt Road Venture LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Hayley Feightner; 614-645-3526; [hefeightner@columbus.gov](mailto:hefeightner@columbus.gov)

**BACKGROUND:**

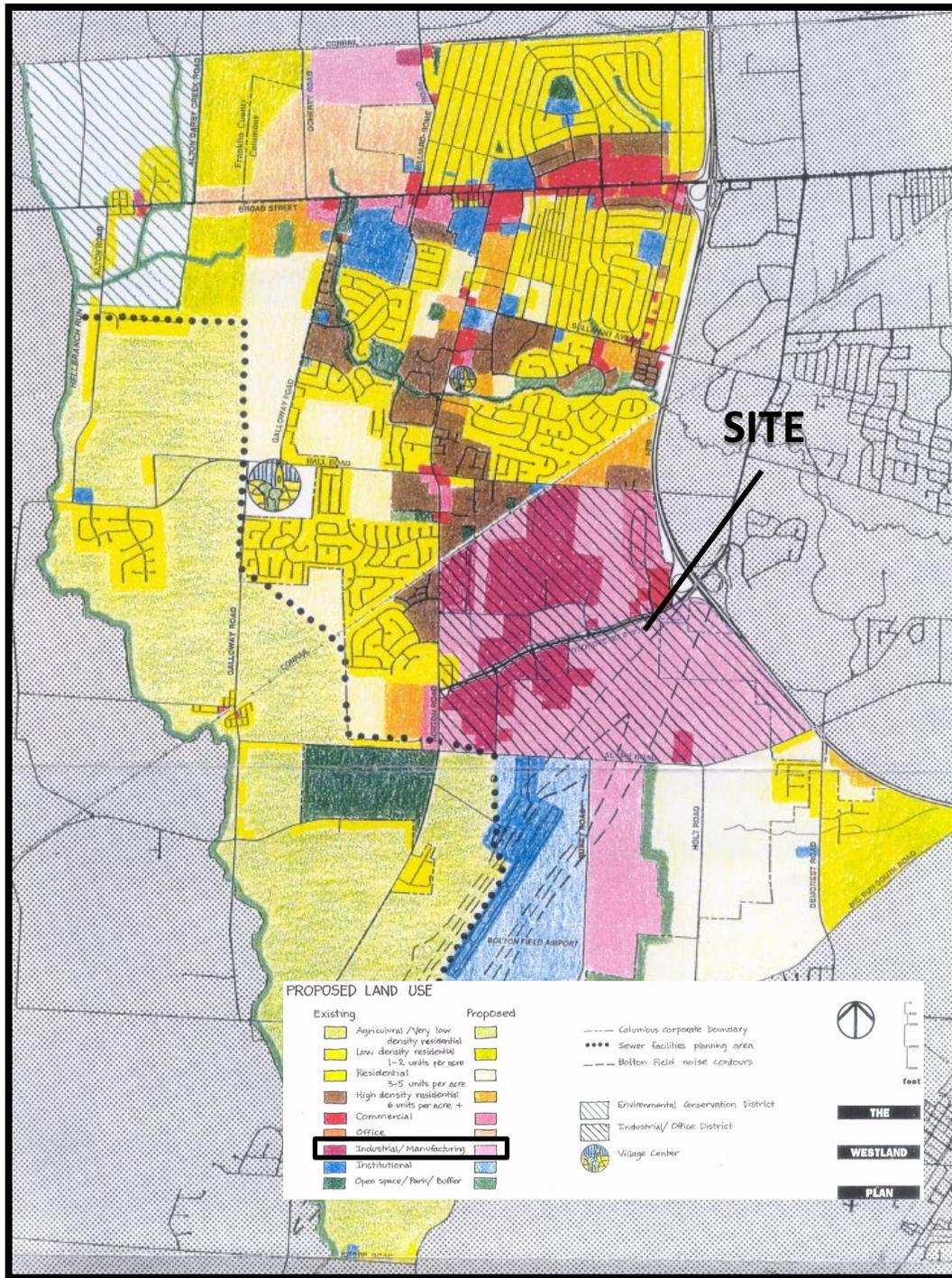
- The site consists of one parcel developed with a former car wash facility zoned in the L-C-5, Limited Commercial District. The existing zoning district (Z00-118) permits only the car wash use, while the requested L-C-4, Limited Commercial District will expand the permitted uses for unspecified commercial development.
- To the north and east of the site are eating and drinking establishments in the L-C-4, Limited Commercial, and M, Manufacturing districts. To the south and west of the site is an industrial supply facility and vacant land in the M, Manufacturing District.
- The site is located within the *Westland Area Plan* (1994), which recommends industrial and manufacturing land uses for this location. Additionally, the Plan includes early adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018).
- The site is located within the boundaries of the Westland Area Commission, whose recommendation is for approval.
- The limitation text includes use restrictions and supplemental development standards addressing site access and street trees.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-C-4, Limited Commercial District will allow a limited commercial development that contains compatible development standards of adjacent commercial developments. While the *Westland Area Plan* recommends "Industrial/Manufacturing" uses for the site, Planning Division staff does not oppose the request due to the prevailing commercial nature of the adjacent Georgesville Road and Holt Road corridors, the age of the plan, and the provision of appropriate use restrictions incorporated into the limitation text. The requested zoning district does not represent an introduction of an incompatible use to the surrounding neighborhood.



Z21-028  
1583 Holt Rd.  
Approximately 1.41 acres  
L-C-5 to L-C-4



Z21-028  
 1583 Holt Rd.  
 Approximately 1.41 acres  
 L-C-5 to L-C-4



Z21-028  
1583 Holt Rd.  
Approximately 1.41 acres  
L-C-5 to L-C-4

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**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:**

(Check only one and list basis for recommendation below)

- Approval**
- Disapproval**

**NOTES:**

**Vote:** \_\_\_\_\_

**Signature of Authorized Representative:** \_\_\_\_\_

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; qt O CKN"q<Cuuki pgf "Rrppgt."Ek{ "qh  
**MAIL** to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

**From:** [Mike McKay](#)  
**To:** [Feightner, Hayley E.](#)  
**Cc:** [Jeff Brown](#); [Scott Taylor](#)  
**Subject:** [EXTERNAL] Westland Area Commission - Recommendation Form - Z21-028 - 1583 Holt Road.pdf  
**Date:** Wednesday, June 2, 2021 9:30:52 AM  
**Attachments:** [Recommendation Form - Z21-028 - 1583 Holt Road.pdf](#)  
[ATT00001.txt](#)

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Good morning Hayley. Attached is the recommendation form from the Westland Area Commission for the Z21-028 re-zoning at 1583 Holt Rd. I couldn't access the signature field, so I typed my name in the field below. Please let me know if you have any questions. Thanks.

Mike



# 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 #: Z21-028

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) 37 West Broad Street STE 460 Columbus, OH 43221  
deposes and states that (he/she) is 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:

Name of Business or individual (including contact name and number)  
Business or individual's address; City, State, Zip Code  
Number of Columbus-based employees  
(Limited to 3 lines per box)

<p>1. Holt Road Ventures LLC 6195 Deeside Drive Dublin, OH 43017 Joe Hakim 614-441-6327 number of Columbus based employees <u>0</u></p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 22nd day of March, in the year 2021

  
SIGNATURE OF NOTARY PUBLIC

9/4/2025  
My Commission Expires



Notary Seal Here  
**Natalie C. Timmons**  
Notary Public, State of Ohio  
My Commission Expires 09-04-2025

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