

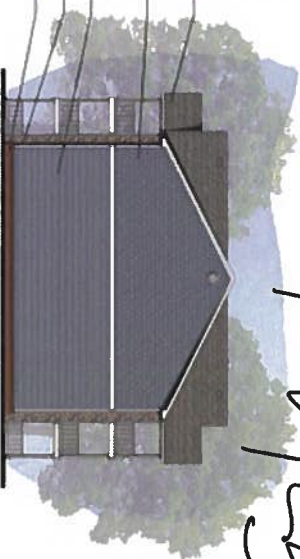


Handwritten signature and date:
2/26/25



① FRONT & REAR ELEVATION - TYPE J -
SCALE 1"=10'

- DIMENSIONAL ASPHALT SHINGLES
- VINYL SHAKE SIDING
- VINYL BOARD AND BATTEN
- VINYL SIDING
- PRECAST LIMESTONE
- BRICK



○ SIDE ELEVATION - TYPE J
SCALE 1"=10'

ELEVATION- BUILDING TYPE 'J'

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

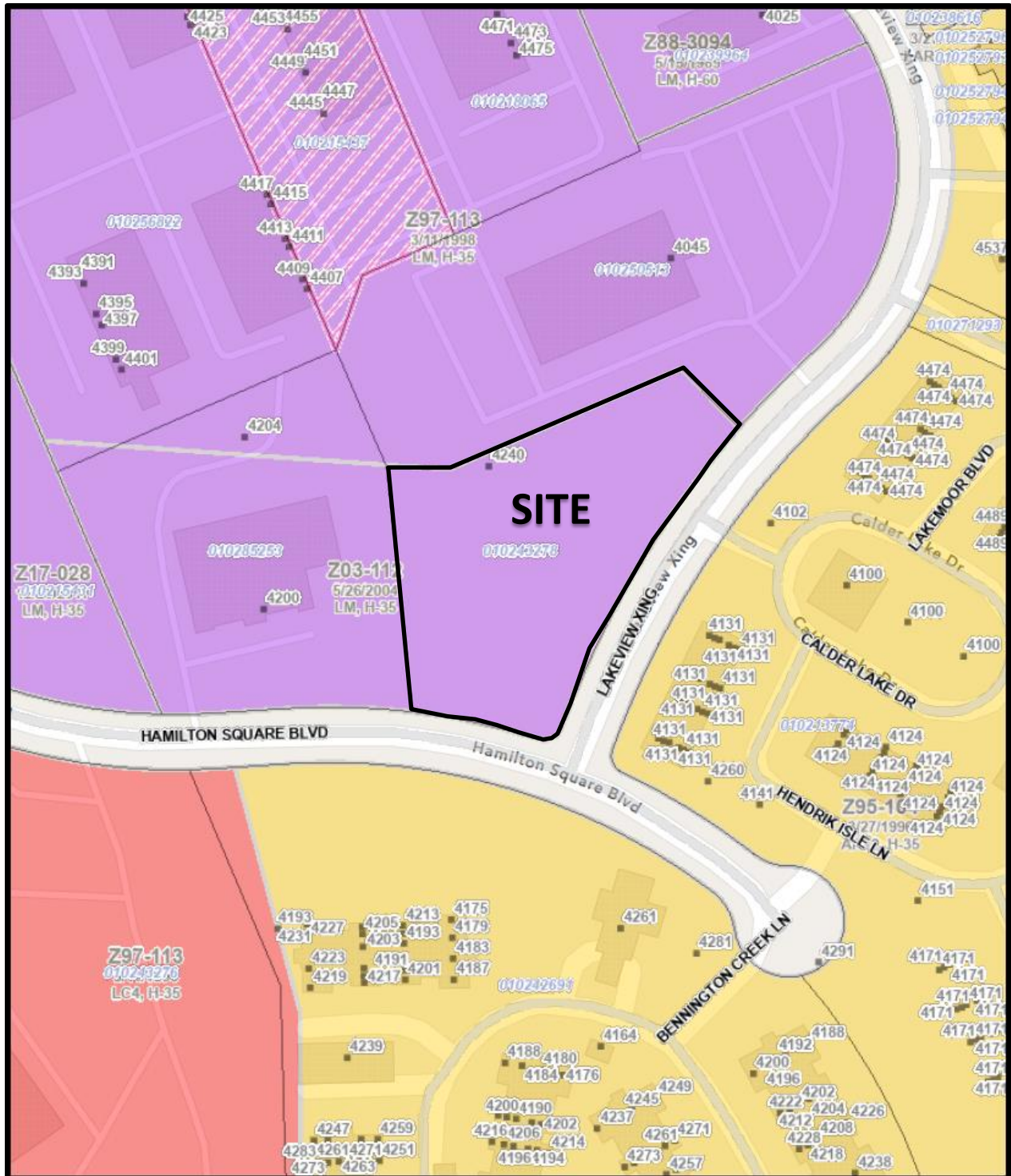
- 7. APPLICATION:** [Z24-065](#)
Location: **4240 HAMILTON SQUARE BLVD. (43125)**, being 1.98± acres located on the northwest corner of Hamilton Square Boulevard and Lakeview Crossing (010-243278; Greater Southeast Area Commission).
Existing Zoning: L-M, Limited Manufacturing District.
Request: L-AR-1, Limited Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Metro Development LLC, c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite. 460; Columbus, OH 43215.
Property Owner(s): M FIVE LP, c/o Mid Ohio Development Corp.; P.O. Box 32449; Columbus, OH 43232.
Planner: Dane Kirk; 614-645-7973; DEKirk@Columbus.gov

BACKGROUND:

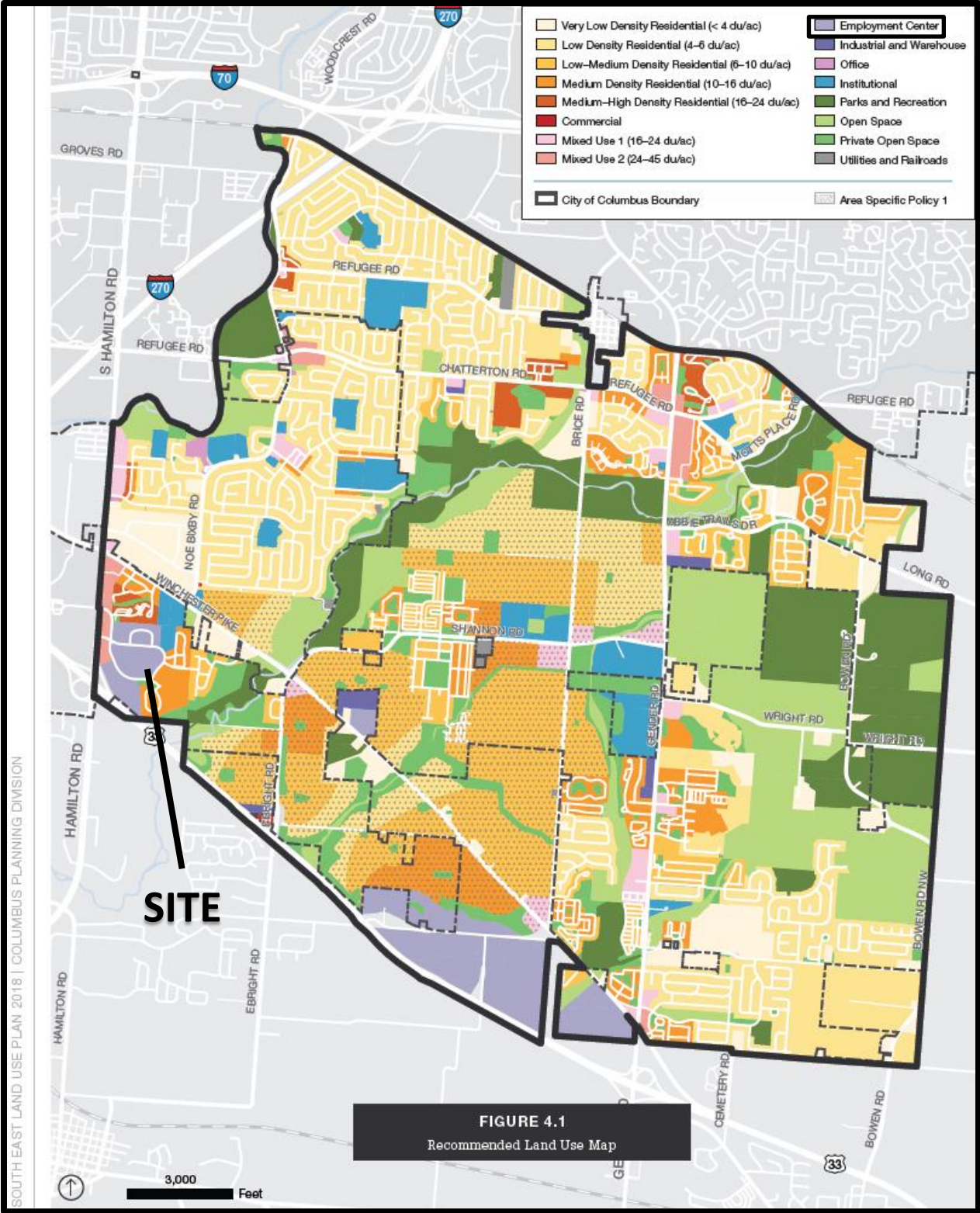
- The 1.98± acre site consists of one undeveloped parcel in the L-M, Limited Manufacturing District. The applicant requests the L-AR-1, Limited Apartment Residential District to allow development of a 48-unit apartment complex as demonstrated with the submitted site plan and building elevations.
- North and west of the site are warehouses and office space in the L-M, Limited Manufacturing District. South and east of the site are multi-unit residential development in the AR-12, Apartment Residential District.
- Concurrent CV24-149 has been filed requesting variances to reduce the perimeter yard and to increase the height of detached garages. 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 *South East Land Use Plan* (2018), which recommends the “Employment Center” land use at this location. The site is also subject to complete adoption of *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Greater Southeast Area Commission, whose recommendation is for approval.
- The limitation text includes use restrictions to the maximum number of dwelling units allowed and includes supplemental development standards addressing perimeter yard and detached garage height. Additionally, the text includes commitments to develop the site in accordance with the submitted site plan and building elevations.
- The Division of Traffic Management has indicated that relocation of the van accessible parking space will be required prior to final site compliance.

CITY DEPARTMENTS' RECOMMENDATION: Disapproval

The requested L-AR-1, Limited Apartment Residential District will allow the site to be developed with a 48-unit apartment complex. The requested L-AR-1 district is inconsistent with the *South East Land Use Plan's* recommendation of "Employment Center" uses at this location. The proposed L-AR-1 district is residential only in nature and does not include any employment-focused component.



Z24-065
L-M to L-AR-1
4240 Lockbourne Rd. (43125)
Approximately 1.98 acres



Z24-065
L-M to L-AR-1
4240 Lockbourne Rd. (43125)
Approximately 1.98 acres

Approximately 1.98 acres

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 _____

Address _____

Group Name _____

Meeting Date _____

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 _____

Signature of Authorized Representative _____

Recommending Group Title _____

Daytime Phone Number _____

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.

DEPARTMENT OF BUILDING
AND ZONING SERVICES

MEETING DATE: FEBRUARY 13, 2025

Application #: Z24-065	Requested District: L-AR-1 (H-35)	Address: 4240 HAMILTON SQUARE BLVD. (43125)					
Length of Testimony: 5:17 → 5:22	Motion to Vote: 52 Second: 10	Staff Position: _____ Approval _____ Disapproval Conditional Approval					
# Speakers Support: _____ Opposition: 0	Development Commission Vote: 5 Yes 1 No 0 Abstain	Area Comm/ Civic Assoc: _____ Approval _____ Disapproval Conditional Approval					
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	Fitzpatrick	Ingwersen	Keyes-Shanklin	Golden	YES Conroy	NO Onwukwe	ABSENT Carey
+ = Positive or Proper - = Negative or Improper							
Land Use	+	+	+	+	—	±	
Use Controls							
Density or Number of Units						±	
Lot Size							
Scale	+	+	+	+		+	
Environmental Considerations							
Emissions							
Landscaping or Site Plans	+	+	+	+	+	+	
Buffering or Setbacks	+	+	+	+			
Traffic Related Commitments							
Other Infrastructure Commitments						—	
Compliance with City Plans					—		
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation							
Governmental or Public Input							
MEMBER COMMENTS:							
FITZPATRICK: PROPERTY HAS BEEN ON MARKET FOR (27) YEARS... NO COMMERCIAL OFFERS FOR THIS "IRREGULAR" SHAPED PLOT. PROPOSED ADJUSTMENTS APPEAR TO BE "ULTIMATE AND BEST" USAGE							
INGWERSEN: APPROPRIATE USE OF A PARCEL IN A MATURE DEVELOPMENT THAT HAS REMAINED UNDEVELOPED DUE TO THE LOT SHAPE NOT EASILY SUPPORTING AN 'EMPLOYMENT CENTER' HOUSING IS WELL DEVELOPED ACROSS THE STREET AND THIS IS AN APPROPRIATE CONTINUATION OF THAT USE							
KEYES-SHANKLIN: Appropriate use of land							
GOLDEN: Property is oddly shaped, but developer has made it work. Appropriate use.							
CONROY: Planning + econ dev believe the property is viable as commercial, + retain compliance w/ approved plan. The entire space is oddly shaped but it could be workable, that said, the residential use could be of value							
ONWUKWE: Though an appropriate land-use, the presence of suspected cementing warranted my NO vote.							
CAREY:							

Rezoning Application

111 N Front Street, Columbus, Ohio 43215

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z24-065

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 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. Metro Development LLC. Joe Thomas 614-540-2400 470 Olde Worthington Road STE 100 Westerville, OH 43082. Number of Columbus based employees 67.	2. M FIVE LP. c/o Mid Ohio Development Corp. Roney Murphy 614-774-1117 P.O. Box 32449 Columbus, OH 43232-0449. No Columbus based 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 25th day of November, in the year 2024

SIGNATURE OF NOTARY PUBLIC

My Commission Expires 9/4/2025

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.