

ELEVATION- BUILDING TYPE 'J'



UT

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

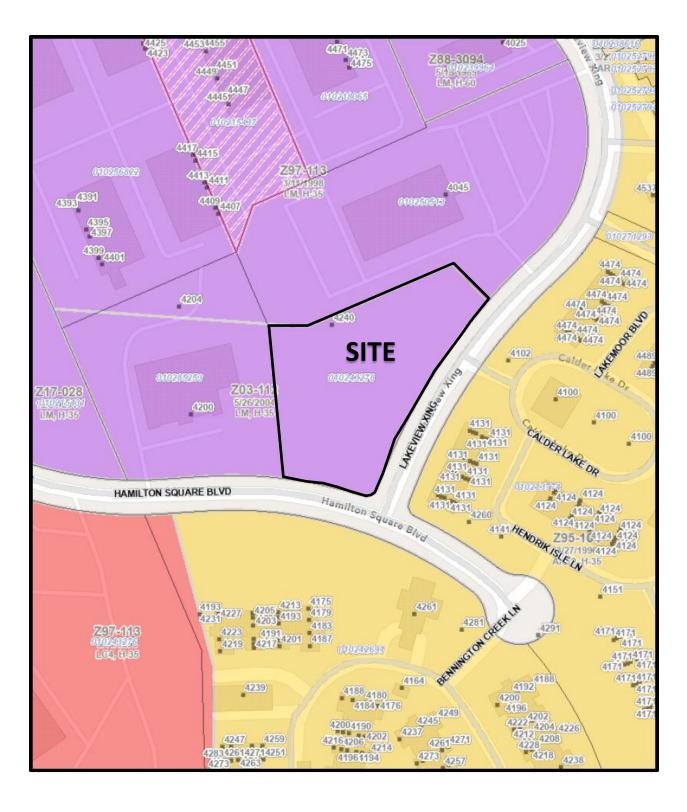
7.	APPLICATION:	<u>Z24-065</u>			
	Location:	4240 HAMILTON SQUARE BLVD. (43125), being 1.98± acres			
		located on the northwest corner of Hamilton Square Boulevard			
		and Lakeview Crossing (010-243278; Greater Southeast Area			
		Commission).			
	Existing Zoning:	L-M, Limited Manufacturing District.			
	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; <u>DEKirk@Columbus.gov</u>			

BACKGROUND:

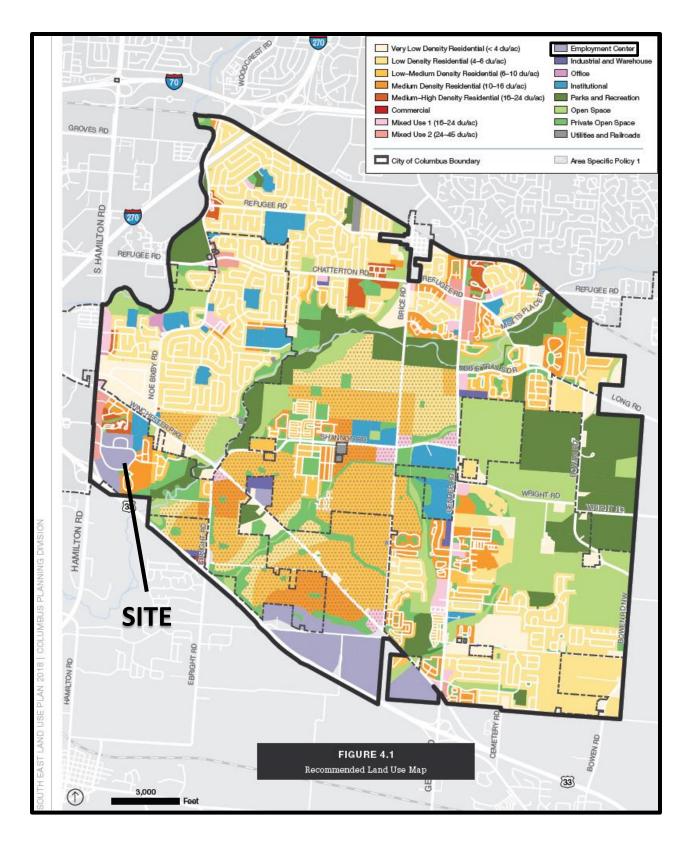
- The 1.98± acre site consists of one undeveloped parcel in the L-M, Limited Manufacturing District. The applicant requests the L-AR-1, Limited Apartment Residential District to allow development of a 48-unit apartment complex as demonstrated with the submitted site plan and building elevations.
- North 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.

<u>CITY DEPARTMENTS' RECOMMENDATION</u>: 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



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



Standardized Recommendation⁵ Form^{6 10}

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 / 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	Approval

(Check only one)

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.



COLUMBUS DEVELOPMENT CAMPUSSION 24-065, Page 9 of 10 **BASIS OF RECOMMENDATION FORM**

DEPARTMENT OF BUILDING AND ZONING SERVICES

28. ·

Length of Testimony: Motion to Vote: JL Second: Motion: Staff Approval Disapproval # Speakers Development Commission Vote: Area Comm/ Approval Disapproval Support: Opposition: Opposition: Opposition: Opposition: Conditional Approval					الم الم الم ال				
Length of Testimony: Motion to Vote: J. Second: Lo Station: District Conditional Approval Disapproval # Speakers Development Commission Vote: Area Comm/ Mapproval Disapproval Support: Opposition: See District Conditional Approval Disapproval Position: Yes No Abstain Conditional Approval Verse Newo Yes No Abstain Conditional Approval Position: Yes Indexes Yes No Assoc: Land Use + T + F + + Use Controls H + + + Land Use + + + + + + + + + + + + + +	Application #: Z24-065	Reques	Requested Distric	:t: L-AR-1 (H-35					
Support: Opposition: System No Abstain Civic Assoc: Conditional Approval Position Y=Yes N=No Y Keyes- Y									
(write out ABSENT or ABSTAIN) Fitzpårick Ingwersen Shanklin Golden Conrgy Dimukuye Carey + = Positive or Proper	# Speakers (a) Development Commission Vote: Area Comm/ Approval Disapproval								
Image: Second	Y=Yes N=No	IN)	Eitznærrich			Golden	Conroy	NO	AUBASM
Land Use + T + T + T Use Controls Density or Number of Units 1 1 1 Lot Size 1 1 1 1 Lot Size 1 1 1 1 Scale 7 + + 1 1 Environmental Considerations 1 1 1 1 Emissions 1 1 1 1 1 Landscaping or Site Plans 1 1 1 1 1 Buffering or Setbacks 1 1 1 1 1 1 Traffic Related Commitments 1	+ = Positive or Proper				Unum			- Charles and the second	
Use Controls									
Density or Number of Units 4 Lot Size			*		t	F		<u> </u>	
Lot Size Scale Image: Considerations Scale Image: Considerations Image: Considerations Environmental Considerations Image: Considerations Image: Considerations Emissions Image: Considerations Image: Considerations Landscaping or Site Plans Image: Considerations Image: Considerations Landscaping or Site Plans Image: Considerations Image: Considerations Landscaping or Setbacks Image: Considerations Image: Considerations Other Infrastructure Commitments Image: Considerations Image: Considerations Other Infrastructure Commitments Image: Considerations Image: Considerations Timeliness of Text Submission Image: Consideration Image: Considerations Area or Civic Assoc. Recommendation Image: Consideration Image: Considerations Governmental or Public Input Image: Consideration Image: Considerations Image: Considerations FITZPATRICK: PLAST MAGe: State Stat									
Scale P + + + + Environmental Considerations Emissions Image: Considerations Image: C		<u>s</u>						~	
Image: State in the second								-	
Emissions Image: Step Plans Image: Ste					+	<u>†</u>		1	
Landscaping or Site Plans t t t t t t t Buffering or Setbacks t t t t t t t t Buffering or Setbacks t t t t t t t t Traffic Related Commitments <		ns							
Buffering or Setbacks Image: Provide the Provided and Provided Andreaman Andr	Emissions								
Traffic Related Commitments	Landscaping or Site Plans		+	+	+	t	(ACTION	1	
Other Infrastructure Commitments	Buffering or Setbacks		+	+	+	1			
Compliance with City Plans Timeliness of Text Submission Area or Civic Assoc. Recommendation Governmental or Public Input MEMBER COMMENTS: FITZPATRICK: PUBBICH WAS BOD ON MAMLET FOL (27) YENNESSON NO COMMENDAME FITZPATRICK: PUBBICH WAS BOD ON MAMLET FOL (27) YENNESSON NO COMMENDAME FITZPATRICK: PUBBICH WAS BOD ON MAMLET FOL (27) YENNESSON NO COMMENDAME FITZPATRICK: PUBBICH WAS BOD ON MAMLET FOL (27) YENNESSON NO COMMENDAME FITZPATRICK: PUBBICH WAS BOD ON MAMLET FOL (27) YENNESSON NO COMMENDAME OFFERS FOC PUIS" (REEGNLAR" SUMFO FALLO. PROVIDED ADMINIST'S APPENDE TO THE "ULI (MERT AND BEET" USAGE INGWERSEN: APPROPRIATE USE OF A PARCELIN A-MATURE POVELOPMENT THAT HAS PLEMANIED UNDEVELOPED OUE TO THE LOT SHAPE NOT ENGINE SUPPORTING ASH 'END THEORY CONTONNE IS WELL TREVENDED ACRESS THE START AND THIS IS AN APPROPRIATE CONTINUE TO NO OF THAT	Traffic Related Commitmen	ts							
Timeliness of Text Submission Area or Civic Assoc. Recommendation Governmental or Public Input MEMBER COMMENTS: FITZPATRICK: PROBREM WAS BOD ON MAMUER FOR (27) YEWIS NO COMMENDATE OFFERS FOR THIS "IRREGULAR" SUMPED FIELD. PROBBED APARTMENTS APPENDER BEE "ULGUEST AND BEET" USAGE INGWERSEN: APPEOPTEMTE USE OF A PARCELINIA-MATURE DEVICEORMENT THAT HAS REMAINED UNIDEVELOPED BUE TO THOE LOT SHAPE NOT ENGINE SUPPORTING AN 'EWIDYMENT CAN TETE' HOUSING IS WELL TO VIEWED FORM ACHESS THE STREET AND THIS IS AN APPROPRIATE CONTINUE TO THAT	Other Infrastructure Commitm	ents	its	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					
Timeliness of Text Submission Area or Civic Assoc. Recommendation Governmental or Public Input MEMBER COMMENTS: FITZPATRICK: PROBREM WAS BOD ON MAMUER FOR (27) YEWIS NO COMMENDATE OFFERS FOR THIS "IRREGULAR" SUMPED FIELD. PROBBED APARTMENTS APPENDER BEE "ULGUEST AND BEET" USAGE INGWERSEN: APPEOPTEMTE USE OF A PARCELINIA-MATURE DEVICEORMENT THAT HAS REMAINED UNIDEVELOPED BUE TO THOE LOT SHAPE NOT ENGINE SUPPORTING AN 'EWIDYMENT CAN TETE' HOUSING IS WELL TO VIEWED FORM ACHESS THE STREET AND THIS IS AN APPROPRIATE CONTINUE TO THAT	Compliance with City Plans	5					Vermoderation		
Area or Civic Assoc. Recommendation Governmental or Public Input MEMBER COMMENTS: FITZPATRICK: PRAVBULT WAS BOD ON MAMOR FOR (27) YOWS NO COMMERCIAL OFFERS FOR THIS "IREGULAR" SHARED FALLO. PROPOSED APADIMENTS APPOND TO BE "ULIQUEST AND BOTT" USAGE INGWERSEN: APPROPTIZATE USE OF A PARCELIN A MATURE PROVESOPMENT THAT HAS REPURSIVE UNDEVELOPED ONE TO THE LOT SHAPE NOT ENGINE SUPPORTING AN 'ENDOYMENT CENTER' HOUSING IS WELL PROVESOFED ACADSS THE STREET AND THIS IS AN APPOPULATE CONTINUE TO A OF THAT									
Governmental or Public Input MEMBER COMMENTS: FITZPATRICK: PULSPATH WAS BOD ON MAMUER FOR (27) YOWS NO COMMERCIAL OFFERS FOR TUS "IRREGULAR" SUNTED ENGLE. PROPOSED APARTMENTS APPENDER DESE "ULGUEST AND BOT" USAGE INGWERSEN: APPROPRIATE USE OF A PARCELIN A MATURE DEVELOPMENT PLAT HAS REMAINED UNDEVELOPED DUE TO THE LOT SHAPE NOT EARLY SUPPORTING AN 'ENPOYMENT CENTER' HOUSING IS WELL DEVELOPMENT ACRESS THE STREET AND THIS IS AN APPROPRIATE CONTINUE TO NOT FRAME									
MEMBER COMMENTS: FITZPATRICK: PULSBENT UKS BOON ON MAMLET FOL (27) YOWIS NO COMMENDANCE OFVERS FOR THIS "IKREGULAR" SUNTED ENGLE. PROPOSED ADMENTS APPENDE TO BE "ULGUEST AND BOST" USAGE INGWERSEN: APPEOPTZINTE USE OF A PATRCELIN A-MATURE DEVELOPMENT THAT HAS REMAINED UNDEVELOPED BUE TO THE LOT SHAPE NOT EASILY SUPPORTING AN 'ENDOYMENT GENTETZ' HOUSING IS WELL DEVELOPED ACHESS THE STREET AND THIS IS AN APPROPRIATE CONTINUE TO A OF THAT									
FITZPATRICK: PRUSALIT WAS BOON ON MAMLET FOR (27) YOWIG NO COMMERCIAL OFFERS FOR THIS "IRREGULAR" SHARED FALLE. PROPOSED ADMINISTY APPENDE DE "ULGUEST AND BOST" USAGE INGWERSEN: APPROPRIATE USE OF A PATRCELIN A-MATURE DEVELOPMENT THAT HAS REMAINED UNIDEVELOPED DUE TO THE LOT SHAPE NOT EASILY SUPPORTING AN 'ENDOYMENT CONTENT? HOUSING IS WELL DEVELOPED ACRESS THE STREET AND THIS IS AN APPROPRIATE CONTINUA TON OF THAT									
OFVERSE FOR THIS "IRREGULAR" SUNTED FALLE. PROVIDED ADMINISTY APPEND ROLL IN SUMMERTY APPEND ROLL ROLL "ULGUEST AND BEST" USAGE INGWERSEN: APPROPTIZINTE USE OF A PARCELIN A-MATURE DEVELOPMENT THAT HAS REMAINED UNDEVELOPED BUE TO THE LOT SHAPE NOT ENGING SUPPORTING AN 'ENDOYMENT CONTETZ' HOUSING IS WELL DEVELOPED ACRESS THE STREET AND THIS IS AN APPROPRIATE CONTINUE TO OF THAT									
INGWERSEN: APPROPRIATE USE OF A PARCELIN A-MATURE POULOOPMENT THAT HAS REMAINED UNDEVELOPED BUE TO THE LOT SHAPE NOT EAGLY SUPPORTING AN 'ENDOYMENT CONTRE?' HOUSING IS WELL PREVEROFED ACRESS THE STREET AND THIS IS AN APPROPRIATE CONTINUE TO OF THAT	FITZPATRICK: PRUSBUH WAS BOOD ON MANULOT FOR (27) YOWIS NO COMMONDATAL OFFERS FOR THIS "IRREGULAR" SUNTED PAULO. PROPOSED APARTMENTS APPEND TO BE "ULGUEST AND BOOT" US AGE								
THAT HAS REMAINED UNDEVELOPED BUE TO THE LOT SHAFE NOT ENTRY SUPPORTING AN 'ENDOYMENT CONTRES' HOUSING IS WELL REVELOPED ACRESS THE STREET AND THIS IS AN APPROPRIATE CONTINUA TION OF THAT	INCM/EDSEN: A DRIA OCTUATE USE OF A DADOG LAI A ANATINE FARMERNIT								
KEYES-SHANKLIN: Appropriate use of land	THAT HAS REMAINED UNDEVELOPED BUE TO THE LOT SHAPE NOT EASILY SUPPORTING AN 'EMPOYMENT CENTER' HOUSING IS WELL DEVELOPED ACRESS THE STREET AND THIS IS AN APPROPRIATE CONTINUE TON OF THAT USE								
	KEYES-SHANKLIN: Appropriate use of land								
GOLDEN:									
GOLDEN: Property is oddly snaped, but developer has Made it Work. Appropriate use.									
CONROY:									
Planning + econ dev believe the property workable as commutity, it be workable, W/ approved plan. The entire space is oddly shaped but it cald be workable, That said, the residential use could be of value									
ONWUKWE: Though an observeriste land-use, the presence of suspected cementary warranted my NO Vote.									
CAREY:									



DEPARTMENT OF BUILDING AND ZONING SERVICES

Rezoning Application

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

PROJECT DISCLOSURE STATEMENT

۸	DDI	ICA'	FION	T #•	Z24-065
н	P P I	.нн.		. . .	

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

 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 was $25^{\pm 2}$ da	ay of <u>ARMber</u> , in the year 2024
Hato Cto	9/4/2025 Notary Seal Here
SIGNATURE OF NOTARY PUBLIC	My Commission Expires 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.