

STAFF REPORT
DEVELOPMENT COMMISSION
CITY OF COLUMBUS, OHIO
NOVEMBER 13, 2025

3. APPLICATION:	Z25-039
Location:	3812 E. POWELL RD. (43035) , being 1.49± acres on the west side of East Powell Road, 320± feet east of Worthington Road (31844104007000 and 31844104006000; Far North Columbus Communities Coalition).
Existing Zoning:	R, Rural District (Pending Annexation).
Request:	C-4, Commercial District (H-35).
Proposed Use:	Commercial uses.
Applicant(s):	3812 Powell Road LLC; c/o Molly Gwin, Atty.; 250 West Street, Suite 700; Columbus, OH 43215.
Property Owner(s):	The Applicant.
Planner:	Joe Rose; 614-645-3526; JMRose@columbus.gov

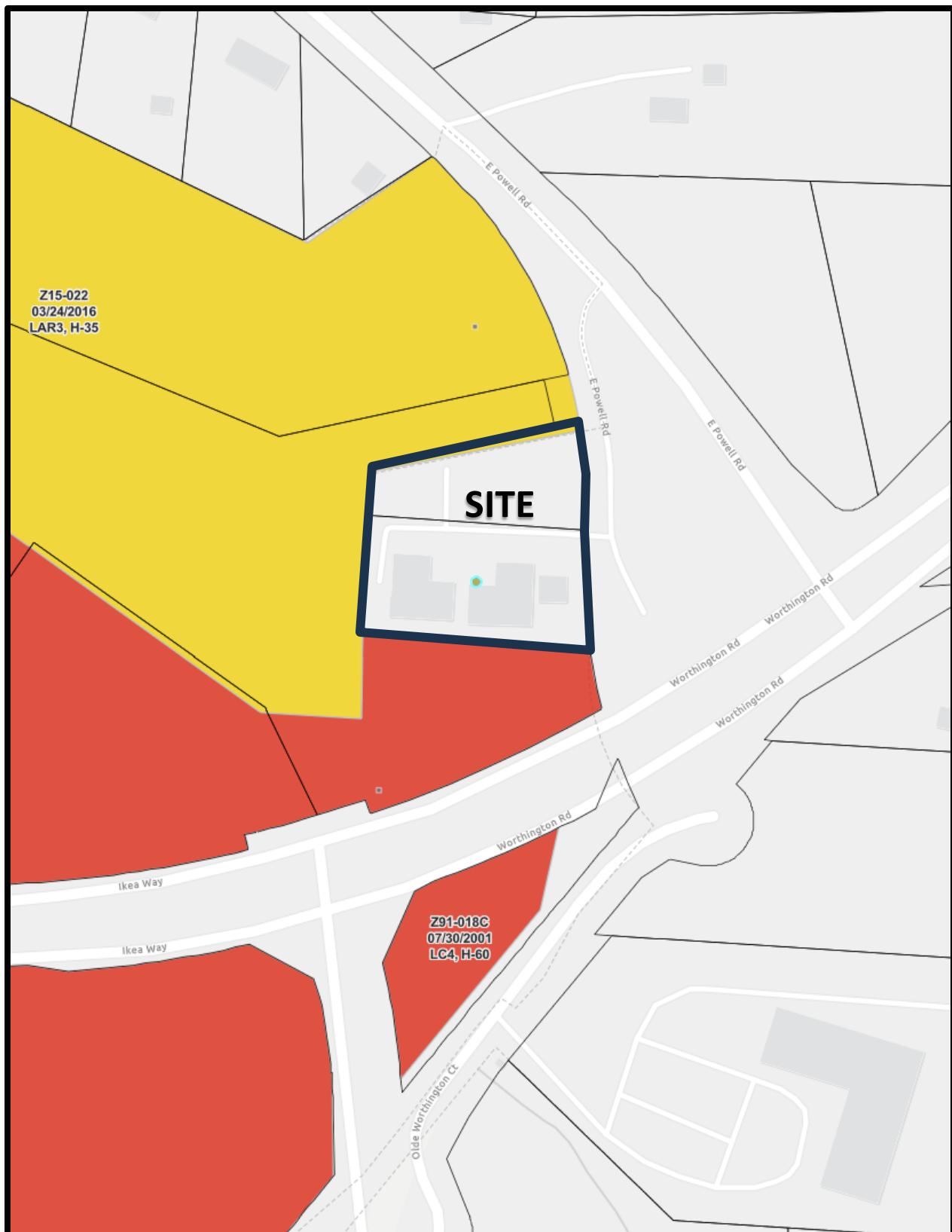
BACKGROUND:

- The site consists of two parcels developed with an office building and a cell tower in the PCD, Planned Commercial & Office District within Orange Township and is currently undergoing annexation into the City of Columbus. Upon the completion of annexation, the property will be assigned the R, Rural District. The requested to C-4, Commercial District will allow commercial uses, including retail uses, such as a dispensary, at this location.
- North and west of the site is undeveloped land in the L-AR-3, Limited Apartment Residential District. To the south is undeveloped land in the CPD, Commercial Planned Development District. To the east undeveloped land zoned in the FR-1, Farm Residence District within Orange Township.
- The site is within the planning boundaries of *Far North Area Plan* (2014), which recommends “Mixed Use (Regional)” land uses at this location.
- The site is located within the boundaries of the Far North Columbus Communities Coalition, whose recommendation is for disapproval.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of East Powell Road as a Suburban Community Connector requiring 100 feet of right-of-way.

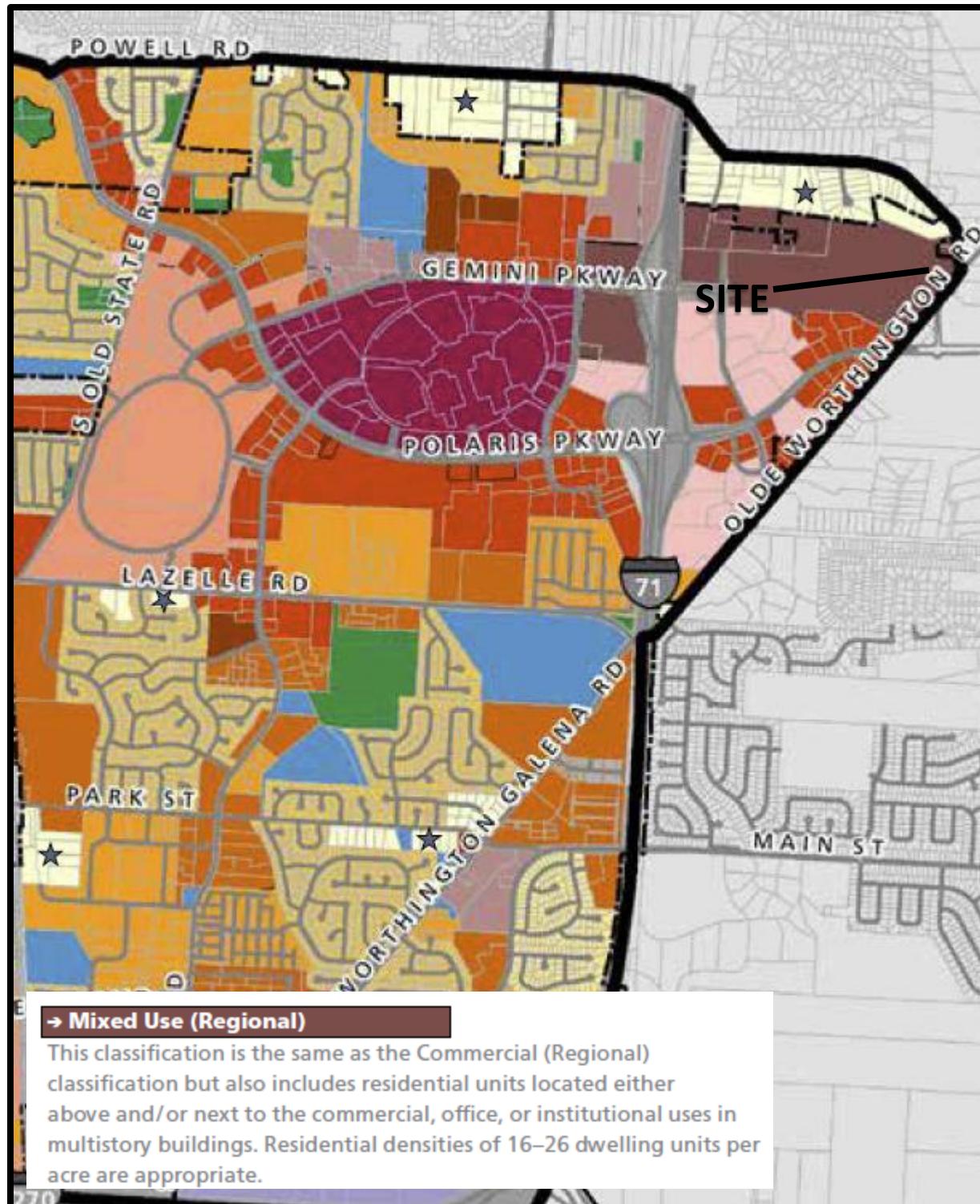
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed C-4, Commercial District will allow commercial uses including retail uses, such as a dispensary, at this location. The *Far North Area Plan* recommends “Mixed Use (Regional)” land uses at this site, consistent with the proposed C-4 district. The Plan also recommends redevelopment and reuse of vacant and underutilized commercial and office sites and is recommended in a manner consistent with the land use plan and recommended design guidelines. Staff also notes that this area is under consideration for an updated land use recommendation and corresponding zoning as part of Zone In: Economic & Housing

Opportunity. The draft generalized land use recommendation is Mixed Use, which is consistent with the requested district. Because the site is already developed, the current design guidelines of the *Far North Area Plan* are not applicable. As the site will likely be rezoned to a Title 34 zoning district as part of the Zone In initiative, appropriate design guidelines will be applied at that time. Staff supports the request for an unrestricted C-4 district with the understanding that the screening required by Section 3321.09 will need to be installed along the north and west property lines within nine months of the issuance of a Certificate of Occupancy for the intended use..



Z25-039
3812 E. Powell Rd.
Approximately 1.49 acres
R to L-C-4





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3812 E. Powell Rd.
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R to L-C-4

Standardized Recommendation Form

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 Z25-039

Address 3812 E. POWELL ROAD

Group Name FNCCC

Meeting Date 10-7-2025

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:

Pros:

Well-designed and well-thought-out development. Re-purposing of a vacant property.

Cons:

Neighbor resistance. Resistance of NP Ltd. No limitations to C-4 designation. Trustees felt there are enough Dispensaries in Far North.

Vote 1-8

Signature of Authorized Representative James Palmisano

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.

THE CITY OF
COLUMBUS
 ANDREW J. GINTHER, MAYOR

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

Z25-039
 APPLICATION #: _____

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) Molly Gwin, Ice Miller LLP

of (COMPLETE ADDRESS) 250 West St., Suite 700, 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. Monaco Ventures II, LLC (22.5%) Scott Monaco; phone: 440-212-1090 24460 Aurora Rd., Cleveland OH 44146 Zero Columbus-based employees	2. SMG Partners, LLC (22.5%) Joseph George; phone: 352-586-6627 24460 Aurora Rd., Cleveland OH 44146 Zero Columbus-based employees
3. Rookwood Holdings 4, LLC (45%) - Christopher Stock (50%); phone: 614-795-2205 AND Eric Kmetz (50%); phone: 859-307-2026 7720 Campus Ln., Montgomery OH 45242 Zero Columbus-based employees	4. Rocco Ohio, LLC (10%) Dominic Bonell; phone 734-646-6990 609 S. Kenwood Ave., Royal Oak MI 48067 Zero Columbus-based employees

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Molly K. Gwin

Sworn to before me and signed in my presence this 25th day of August, in the year 2025

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC



My Commission Expires

JOANNE I. GOLDHAND
 Attorney at Law
 Notary Public, State of Ohio
 My Commission Has No Expiration
 Section 147.03 R.C.

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