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TOTAL SITE AREA: 5.78  
EXIST. SALES BUILDING  
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**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 8, 2025**

8.     **APPLICATION:**                     [Z24-040](#)  
       **Location:**                     **156 DERING AVE. (43207)**, being 5.78± acres located at the northwest corner of Dering Avenue and South 5<sup>th</sup> Avenue (010-116096; Far South Columbus Area Commission).  
  
       **Existing Zoning:**               CPD, Commercial Planned Development District.  
       **Request:**                       CPD, Commercial Planned Development District (H-35).  
       **Proposed Use:**                 Commercial development.  
       **Applicant(s):**                 Chris Vallette; 72 Mill Street; Gahanna, OH 43230.  
       **Property Owner(s):**         Frank Ferri; 2707 Bromfield Place; Lewis Center, OH 43035.  
       **Planner:**                       Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

- The site consists of one parcel developed with a vacant school and commercial structure in the CPD, Commercial Planned Development District (Z08-035). The existing CPD district allows for a motorcycle sales, service and training facility, with a site plan commitment. The requested CPD will allow commercial and institutional uses with a revised CPD text and site plan.
- North of the site are single-unit dwellings in the R-2, Residential District and a light-manufacturing building in the M-2, Manufacturing District. South and east of the site are a mix of single- and two-unit dwellings in the R-2, Residential, SR, Residential, and L-C-3, Limited Commercial districts. West of the site is a multi-unit residential development in the AR-1, Apartment Residential District.
- The site is within the *Scioto Southland Area Plan* (2007), which recommends “Commercial” land uses for the site and includes early adoption of *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Far South Columbus Area Commission whose recommendation is for approval.
- The CPD text allows commercial and institutional uses and includes supplemental development standards addressing building and parking setbacks, required parking, screening, street trees, and includes a commitment to development site in accordance with the submitted site plan. Additionally, code modifications to building setbacks and parking requirements are included in the text.

**CITY DEPARTMENTS’ RECOMMENDATION:** ~~Conditional~~ **\*Approval.**

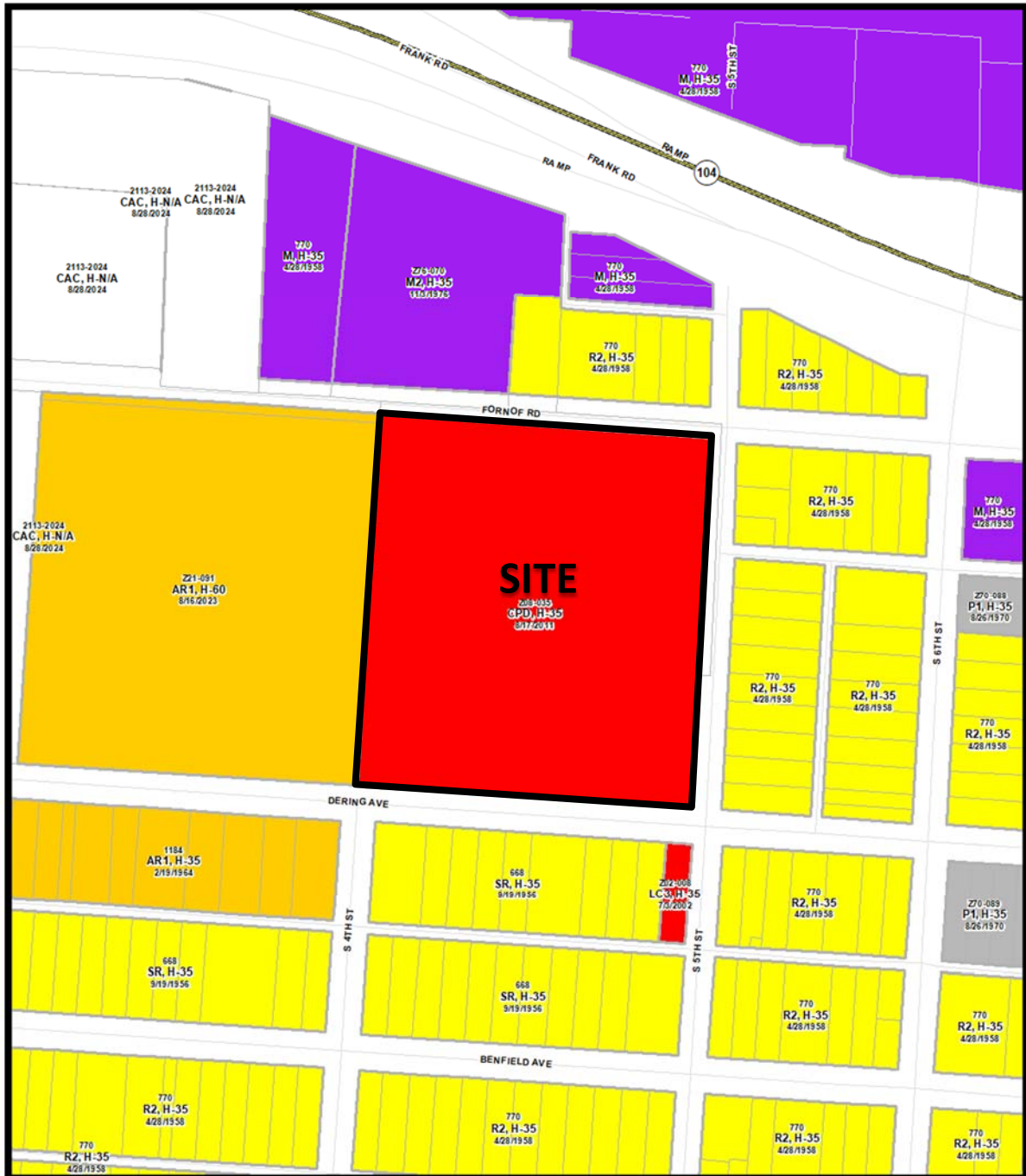
The proposed CPD, Commercial Planned Development District will allow commercial and institutional uses as demonstrated with the CPD text and site plan. The proposed uses are consistent with the Plan’s recommendation of “Commercial” land uses at this location. The site

plan demonstrates adequate screening from residential uses, street trees, and a site design that contains parking within the interior of the site. The Department of Public Services has the following outstanding comments regarding the CPD text and site plan:

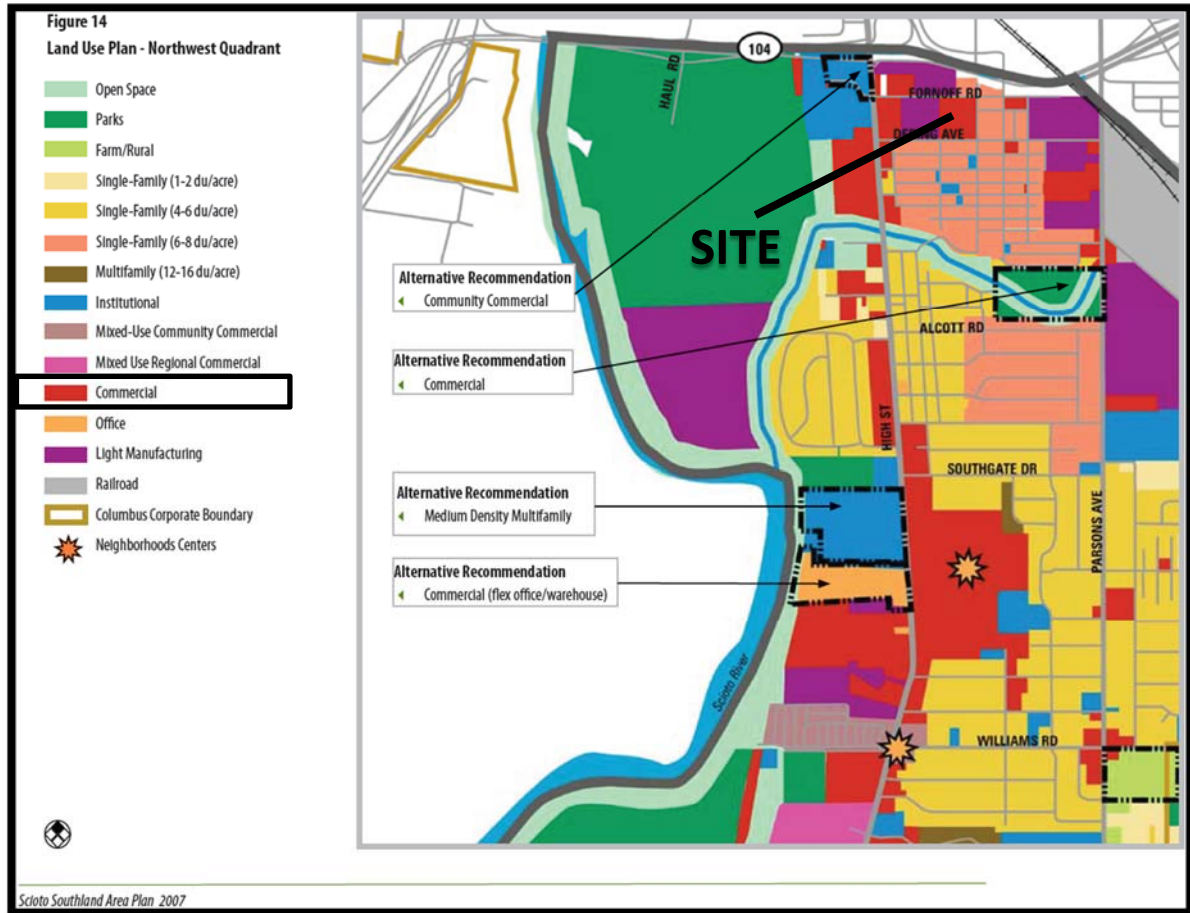
- Locate new sidewalk along South 5th Street consistent with standard drawing 2100. This involves the following:
  - Dedicate additional right-of-way to achieve 25 feet from centerline along the South 5th Street frontage of the site;
  - Locate the new sidewalk one foot into the new right-of-way line, except the sidewalk alignment may be adjusted to avoid existing trees or utility poles.
  - Show the existing pavement edge as a straight line approximately 9' from centerline. The existing gravel areas adjacent to the existing pavement would not be considered as part of the roadway.
  - Adjust the proposed parking setback line – it looks like five feet could be accommodated.
  - Adjust the proposed building setback line – it looks like five feet could be accommodated.

Once these comments have been reviewed and approved by the Department of Public Service, staff's recommendation will be for full support.

**\*All outstanding comments from the Department of Public Service have been addressed and staff is in full approval.**

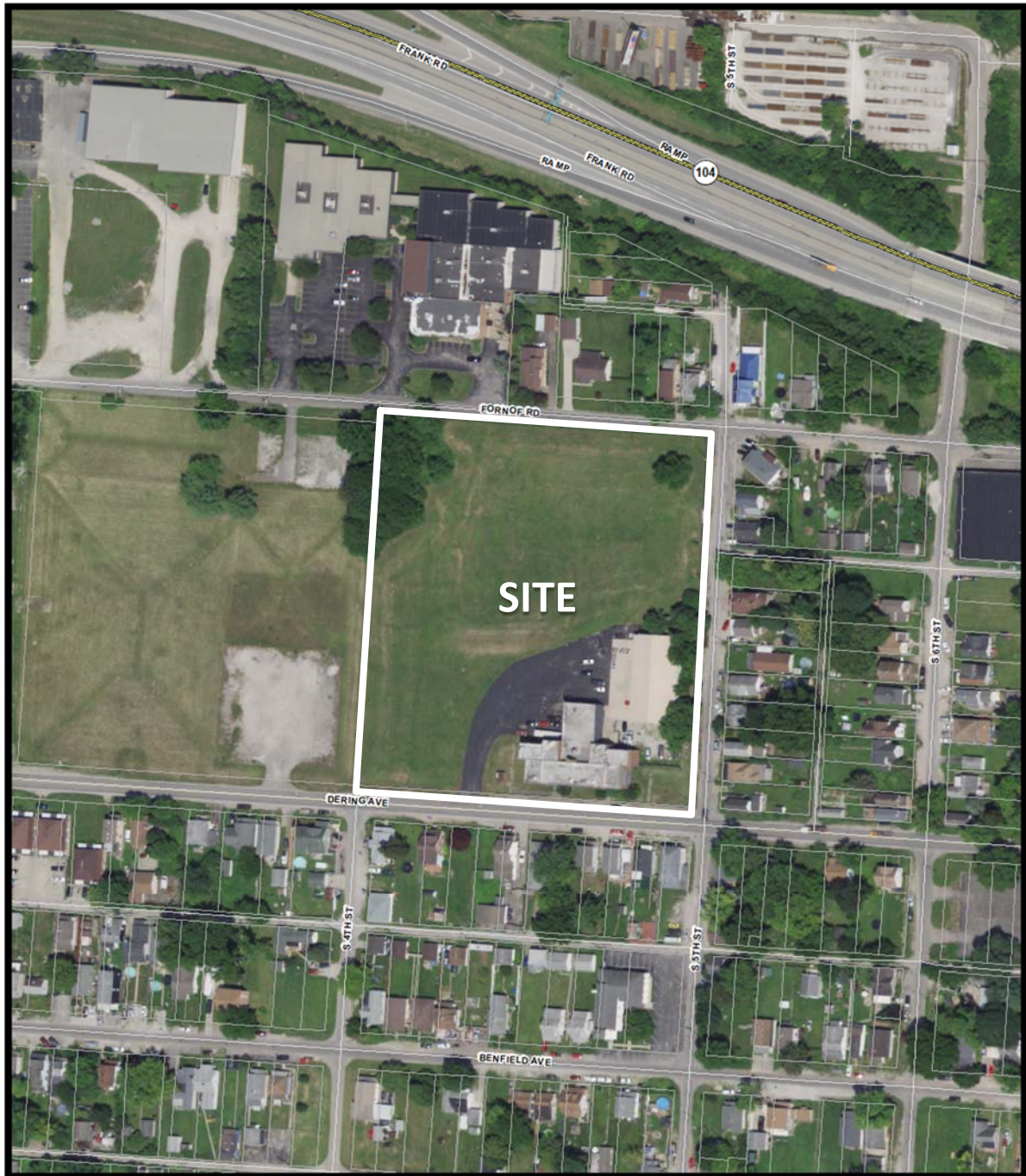


Z24-040  
156 Dering Ave.  
Approximately 5.78 acres  
CPD to CPD



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Z24-040  
156 Dering Ave.  
Approximately 5.78 acres  
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**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
(PLEASE PRINT)

**Case Number** Z24-040

**Address** 156 Dering Ave

**Group Name** FAR SOUTH COLUMBUS AREA COMM.

**Meeting Date** 4/3/2025

**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:**

**Vote** 7-0

**Signature of Authorized Representative** 

**Recommending Group Title** Far South Columbus Area Commission

**Daytime Phone Number** 614-390-6687

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.

## Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, 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 #: Z24-040

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) Chris Vallette

of (COMPLETE ADDRESS) 72 Mill Street, Gahanna Ohio 43230

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. Frank Ferri 2707 Bromfield Pl Lewis Center Ohio 43034-9709	2.
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 12<sup>th</sup> day of May, in the year 2025

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



Y. Bell  
CHAUTAUQUA J. YOUNGBLOOD  
Notary Public, State of Ohio  
My Commission Expires  
November 05, 2027  
COMMISSION: 2017-RE-683783

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