

CITY COUNCIL – ZONING COMMITTEE
STAFF REPORT
COUNCIL VARIANCE

APPLICATION: **CV24-124**
Location: **2575 W. DUBLIN-GRANVILLE RD. (43235)**, being 27.27± acres located on the south side of West Dublin-Granville Road, at the terminus of McVey Boulevard (part of 610-159043; Northwest Civic Association).
Requested Zoning: L-AR-1, Limited Apartment Residential District & L-AR-12, Limited Apartment Residential District.
Proposed Use: Apartment and townhouse development.
Applicant(s): Connect Realty, LLC, c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, First Floor; Columbus, OH 43215, and Donald Plank, Atty.; 411 East Town Street, Second Floor; Columbus, OH 43215.
Property Owner(s): State of Ohio/The Ohio State University, c/o Amanda Hoffsis; 1534 North High Street, Gateway D, Second Floor; Columbus, OH 43201.
Planner: Alyssa Saltzman; 614-645-9625; ADSaltzman@columbus.gov

BACKGROUND:

- The 27.27± acre site consists of part of one undeveloped parcel in the M-2, Manufacturing District. The site will be rezoned to the L-AR-1 and L-AR-12, Limited Apartment Residential districts (Ordinance #0276-2026; Z24-052) for a multi-unit residential development totaling 474 units; 336 units in the L-AR-1 (Area East) portion of the site, and 138 dwelling units in the L-AR-12 (Area West) portion of the site.
- This concurrent Council variance request includes variances to building height, building lines, perimeter yard, and townhome standards.
- To the north is a religious facility and single-unit dwellings in Perry Township in the R-1 Restricted Suburban Residential District. To the east are a veterinary office, a law office, and an auto body shop in the L-C-4, Limited Commercial District. To the south is undeveloped land in M-2, Manufacturing District. To the west is an auto parts retail use in the M-2, Manufacturing District.
- The site is located within the planning area of the *Northwest Plan* (2016) which recommends “Institutional” land uses at this location, but supports residential uses as a replacement for institutional uses.
- The site is located within the boundaries of the Northwest Civic Association, whose recommendation is for approval.
- Staff concurs with the Applicant’s analysis of the seven practical difficulties in achieving this proposed development and support the requested variances.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The proposal is consistent with *The Northwest Plan*'s recommendation that parking lots should be placed behind, or if necessary, next to buildings. Staff are supportive of proposed elevations for the multi-unit and townhome buildings, as they are consistent with Plan's design guidelines.

Council Variance Application

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

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A. Permit a variation in the yard, height or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the zoning district established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the comprehensive plan.

Before authorizing any variance from the Zoning Code in a specific case, city council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

In granting a variance pursuant to this section, council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

The following factors shall be used in determining whether the applicant has encountered practical difficulties in the use of the property. Respond to the following statements:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

Yes No

The variances are required for applicant to achieve the best development of the two development areas. The variances are minor and principally affect internal site layout of the two development areas.

2. Whether the variance is substantial.

Yes No

The variances aren't substantial. The variances primarily represent small changes relative to code internal to the two development areas.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

Yes No

The requested variances won't substantially alter the essential character of the neighborhood nor be a substantial detriment to abutting property owners. The variances primarily represent small changes relative to code internal to the two development areas.

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4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

Yes No

There will be no affect on the delivery of governmental services.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

Yes No

The property owner nor applicant had any prior knowledge of the need for variances. In the course of applicant's due diligence, site plan development and the best site design, applicant requests the variances noted.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

Yes No

In the course of due diligence, site plan development and the best site design, applicant requests the variances noted. The variances are minor and principally affect internal site layout of the two development areas.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Yes No

The variances are minor and principally affect internal site layout of the two development areas. The variances are consistent with the spirit and intent of the zoning requirement. Substantial justice will be done by granting the variances.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

See Exhibit B, page 3, for code citations.

Signature of Applicant

*NRP Holdings, LLC
David B. Peery, Agent*

Date 09-30-2024

Exhibit B, page 3

CV24-124

2575 W Dublin Granville Road, Columbus, OH 43235

Variances:

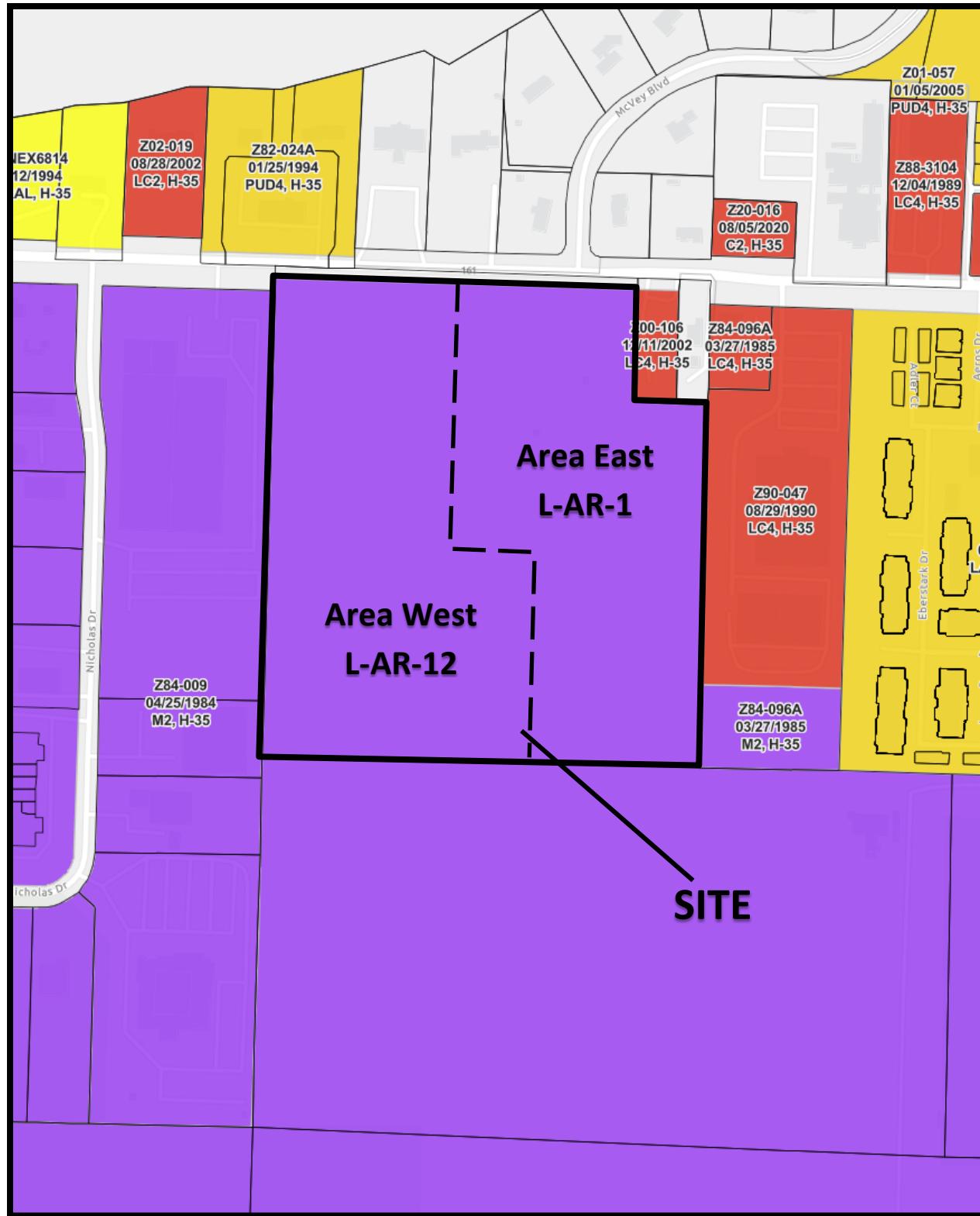
Area East (multi-family, 13.97 +/- acres):

Section 3333.255, Perimeter Yard, to reduce the west Perimeter Yard from 25' to 15'.

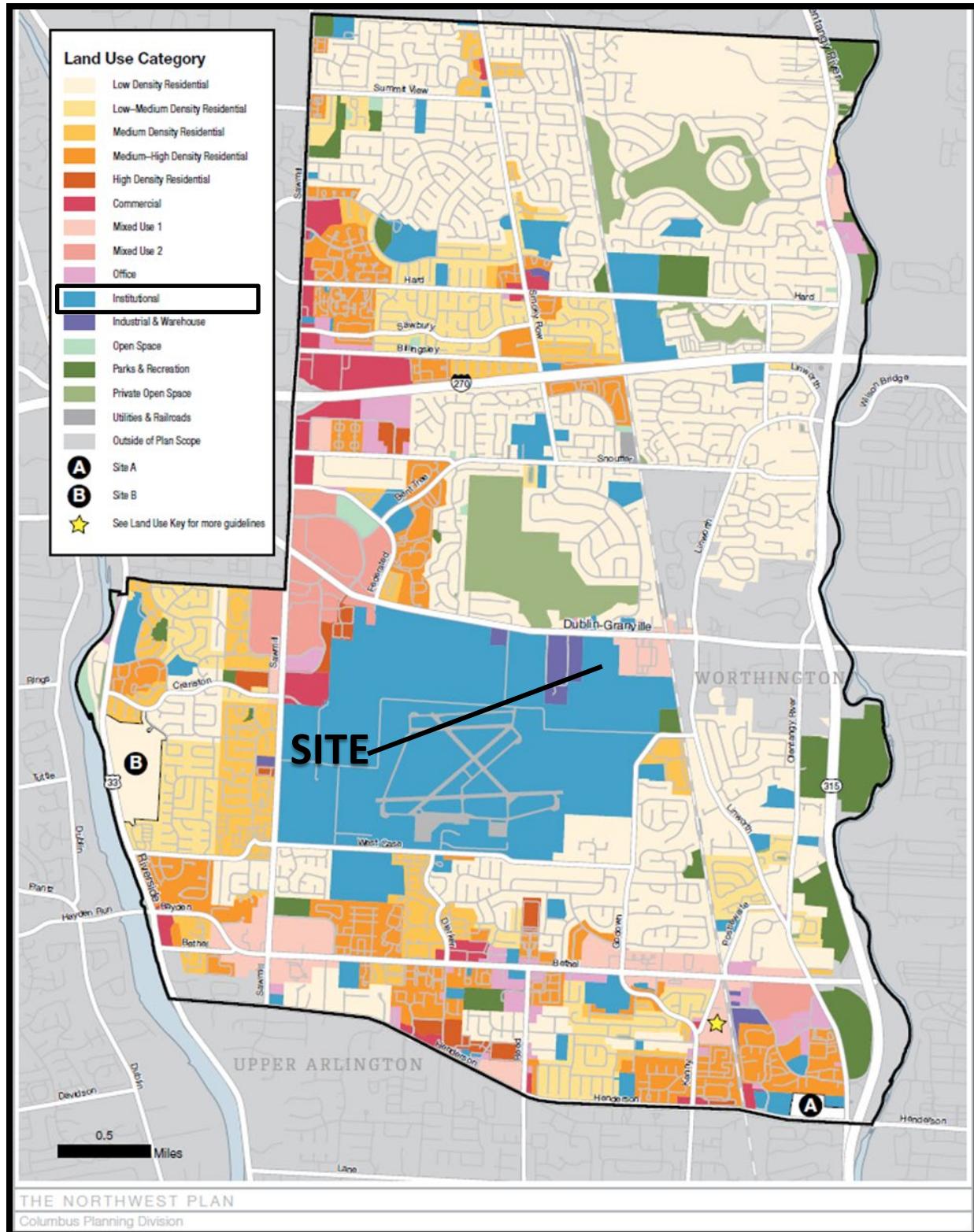
Area West (Town House Development, 13.54 +/- acres):

- 1). Section 3333.18, Building Lines, to permit a hot box (62", 22 SF) in the West Dublin Granville Road setback, as depicted on the Site Plan.
- 2). Section 3333.255, Perimeter Yard, to reduce the east, west and south Perimeter Yard from 25' to 15'.
- 3). Section 3333.41(h), Standards, to permit on-site private streets rather than dedicated public streets.
- 4). Section 3309.14, Height Districts, to increase permitted height from 35' to 37'.

03/04/2025



CV24-124
M-2 to L-AR-1 & L-AR-12
2575 W. Dublin-Granville Rd.



CV24-124
2575 W. Dublin-Granville Rd.
Approximately 27.27± acres



CV24-124
M-2 to L-AR-1 & L-AR-12
2575 W. Dublin-Granville Rd.

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number	Z24-052 & CV24-124
Address	2575 WEST DUBLIN GRANVILLE ROAD
Group Name	NORTHWEST CIVIC ASSOCIATION
Meeting Date	5 March 2024
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

NWCA is supportive of the creation of additional housing in our area that incorporate options for home ownership and/or rental units with more than 2 bedrooms.

Applicant has failed to demonstrate eligibility for a variance as there are no "unusual or practical difficulties" in meeting the requirements of the zoning district due to an irregular shape of lot, topography, etc; furthermore, this development will "unreasonably increase the congestion of public streets" (namely McVey Blvd).

If Development Commission finds that a council variance is warranted, NWCA Trustees recommend approval of the site plan and Exhibit B (dated 03/04/2025, attached) CONDITIONED ON:

- the West Area being subdivided and offered for purchase (not for rent)
- adding pavement striping where bike/pedestrian paths cross the private streets/parking areas
- amending ordinance text for West Area, Section 2E, to require that all exterior lighting be shielded and have a Kelvin rating of 3000K or lower
- adding a traffic signal at McVey Blvd and widening SR-161 to provide turn lanes
- developer's verbalized intention to avoid illuminated signage
- developer's consideration of increasing the number of 3-BR units (West Area) given the high demand for larger units in this part of Columbus

Vote	4-0
Signature of Authorized Representative	Monica Tuttle
 <small>Digital signature by Monica Tuttle DN: cn=Monica Tuttle, o=NWCA, ou=Zoning Chair, email=nwcazoning@gmail.com, c=US Date: 2025-03-12 16:49:45 -04'00'</small>	
Recommending Group Title	Northwest Civic Association
Daytime Phone Number	614-565-2407

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.

Exhibit included with Northwest Civic Association's Recommendation

CV24-124

2575 W Dublin Granville Road, Columbus, OH 43235

Variances:

Area East (multi-family, 13.97 +/- acres):

Section 3333.255, Perimeter Yard, to reduce the west Perimeter Yard from 25' to 15'.

Area West (Town House Development, 13.54 +/- acres):

- 1). Section 3333.18, Building Lines, to permit a hot box (62", 22 SF) in the West Dublin Granville Road setback, as depicted on the Site Plan.
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03/04/2025

DRJ#0277-2026, CV24-124, Page 1 of 1

FINAL UTILITY IMPACTS	SCALE: AS NOTED	
	DESIGNED BY: SMV	
	DRAWN BY: AGH	
	CHECKED BY: KOK	
		Kimley-Horn <small>© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 7965 E. HORN CREEK, SUITE 200 COLUMBUS, CH 43228 PHONE: 614-451-6699 FAX: 614-451-6699 WWW.KIMLEY-HORN.COM</small>

A graphic scale and a north arrow. The scale is marked from 0 to 120 in increments of 30. The north arrow is a triangle with a dot, pointing towards the top right.

EX-1 SHEET NUMBER	ORIGINAL ISSUE: 2/6/2025 KIA PROJECT NO: 190036001	THE NRP GROUP 2575 W. DUBLIN GRANVILLE RD FRANKLIN COUNTY, COLUMBUS, OHIO
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POTENTIAL UTILITY IMPACTS

Exhibit included with Northwest Civic Association's Recommendation

THE CITY OF
COLUMBUS
ANDREW J. GANTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Council Variance Application

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-124

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) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, OH 43215
deposes and states that he 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:

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. State of Ohio/The Ohio State University; 1534 North High Street, Gateway D, 2nd Fl, Columbus, OH 43201 Number of Columbus-based employees: Contact: Amanda Hoffsis, (614) 292-5856	2. NRP Properties, LLC; 1228 Euclid Avenue, 4th Floor, Cleveland, OH 44115 Number of Columbus-based employees: Zero (0) Contact: Scott Skinner, (408) 656-8126
3. -----	4. -----

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this 12th day of January, in the year 2026

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC

My Commission Expires



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires:
October 24, 2028

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