

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 12, 2025**

- 2. APPLICATION:** [Z25-014](#)  
**Location:** **2262 REFUGEE RD. (43207)**, being 1.94± acres located on the north side of Refugee Road; 2,600± feet west of Alum Creek Drive (part of 010-112470; Columbus South Side Area Commission).  
**Existing Zoning:** R-1, Residential District.  
**Request:** M, Manufacturing District (H-35).  
**Proposed Use:** Manufacturing uses.  
**Applicant(s):** 2262 Refugee Road, LLC c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.  
**Owner(s):** Mark Shepard, Trustee; 1145 Kings Ridge Road; Wadsworth, OH 44281.  
**Planner:** Brandon Carpenter; 614-645-1574; [bmcarpenter@columbus.gov](mailto:bmcarpenter@columbus.gov)

**BACKGROUND:**

- The 1.94± acre site consists of a portion of one parcel developed with a single-unit dwelling in the R-1, Residential District. The requested M, Manufacturing District will allow for manufacturing development.
- North of the site is the remainder of the subject parcel which is currently undeveloped in the M, Manufacturing District. South, east and west of the site are manufacturing facilities all in the M, Manufacturing District.
- The site is within the planning boundaries of the *South Side Plan* (2014), which recommends “Industrial” land uses at this location. The Plan also includes early adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Columbus South Side Area Commission, whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Refugee Road as Urban Community Connector requiring 80 feet of right-of-way.

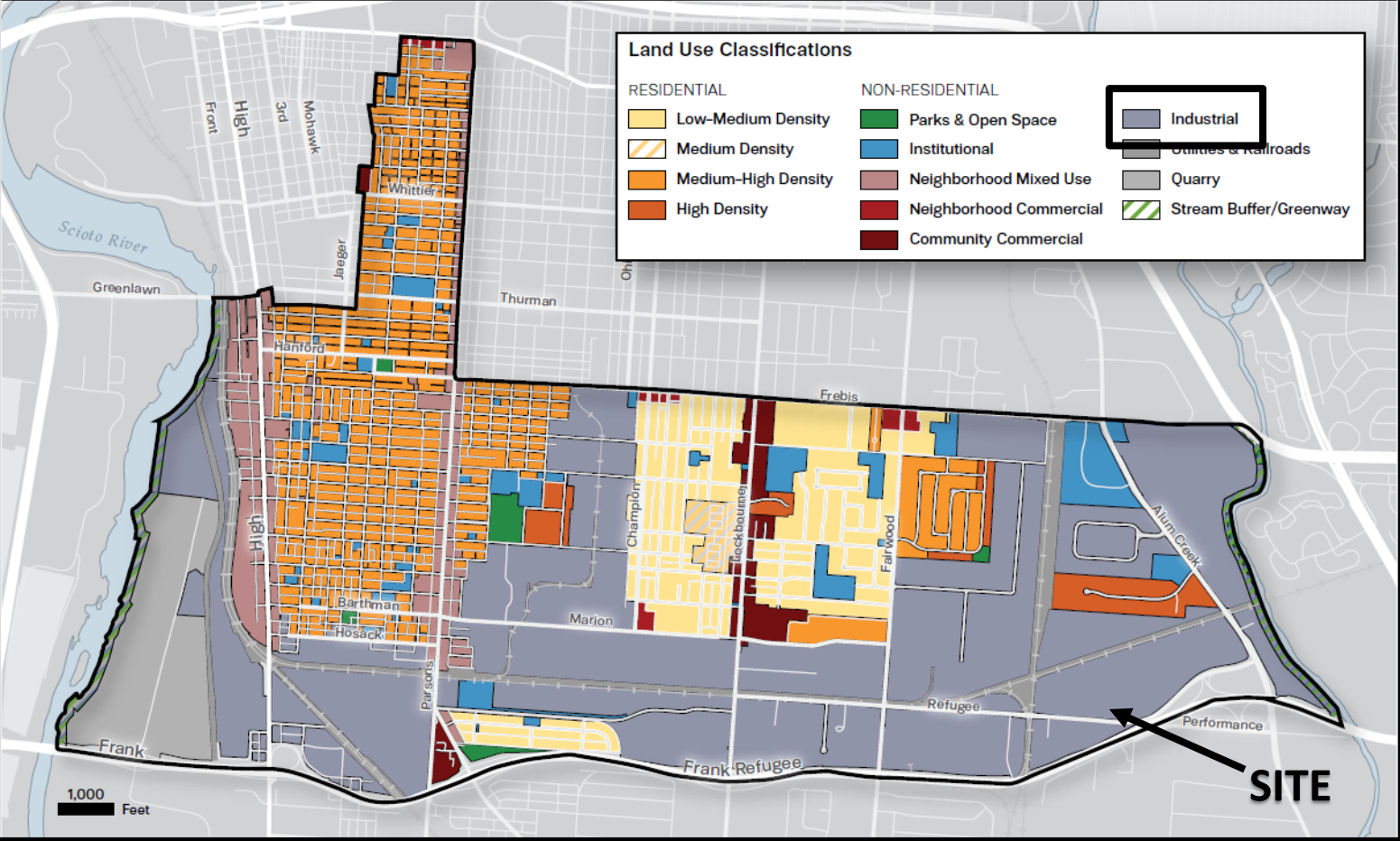
**CITY DEPARTMENTS’ RECOMMENDATION:** Approval

The requested M, Manufacturing District will allow manufacturing uses. The requested M district is consistent with the *South Side Plan’s* land use recommendation as the proposal will conform a small portion of the site to match the majority of the parcel’s existing Manufacturing zoning district.



Z25-014  
2262 Refugee Rd.  
Approximately 1.94 acres  
R-1 to M

FIGURE 8: FUTURE LAND USE PLAN



Z25-014  
2262 Refugee Rd.  
Approximately 1.94 acres  
R-1 to M



Z25-014  
2262 Refugee Rd.  
Approximately 1.94 acres  
R-1 to M



## Standardized Recommendation Form

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** Z25-014

**Address** 2262 REFUGEE ROAD

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

**Meeting Date** May 20, 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** James Griffin

**Recommending Group Title** Chair James Griffin

**Daytime Phone Number** 614-260-5321

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 #: Z25-014

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. Mark Shepard, Trustee; 1145 Kings Ridge Blvd., Wadsworth, OH 44281 Number of Columbus-based employees: Zero (0) Contact: Mark Shepard, (330) 338-7168	2. 2262 Refugee Road, LLC; 2025 Refugee Road, Columbus, OH 43207 Number of Columbus-based employees: Zero (0) Contact: Miles Gjorgievski, (614) 632-5226
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 19<sup>th</sup> day of March, in the year 2025

MaryAlice Wolf  
 SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

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.*