

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 10, 2023**

- 6. APPLICATION: Z23-031**  
**Location:** **2480-2484 FOREST GREEN CT. (43232)**, being 6.2± acres located at the west side of Weyburn Road and 140± feet north of Marlin Drive (010-027889; Mideast Area Commission).  
**Existing Zoning:** PUD-8, Planned Unit Development District.  
**Request:** ARLD, Apartment Residential District (H-60).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Domenic Spenser; c/o Robert Artrup, Agent; 3141 Polley Road; Columbus, OH 43221.  
**Property Owner(s):** BYOBYO, LLC; c/o Eric Ward; 7049 Riverside Drive; Dublin, OH 43016.  
**Planner:** Eastman Johnson; 614-645-7979; [roejohnson@columbus.gov](mailto:roejohnson@columbus.gov)

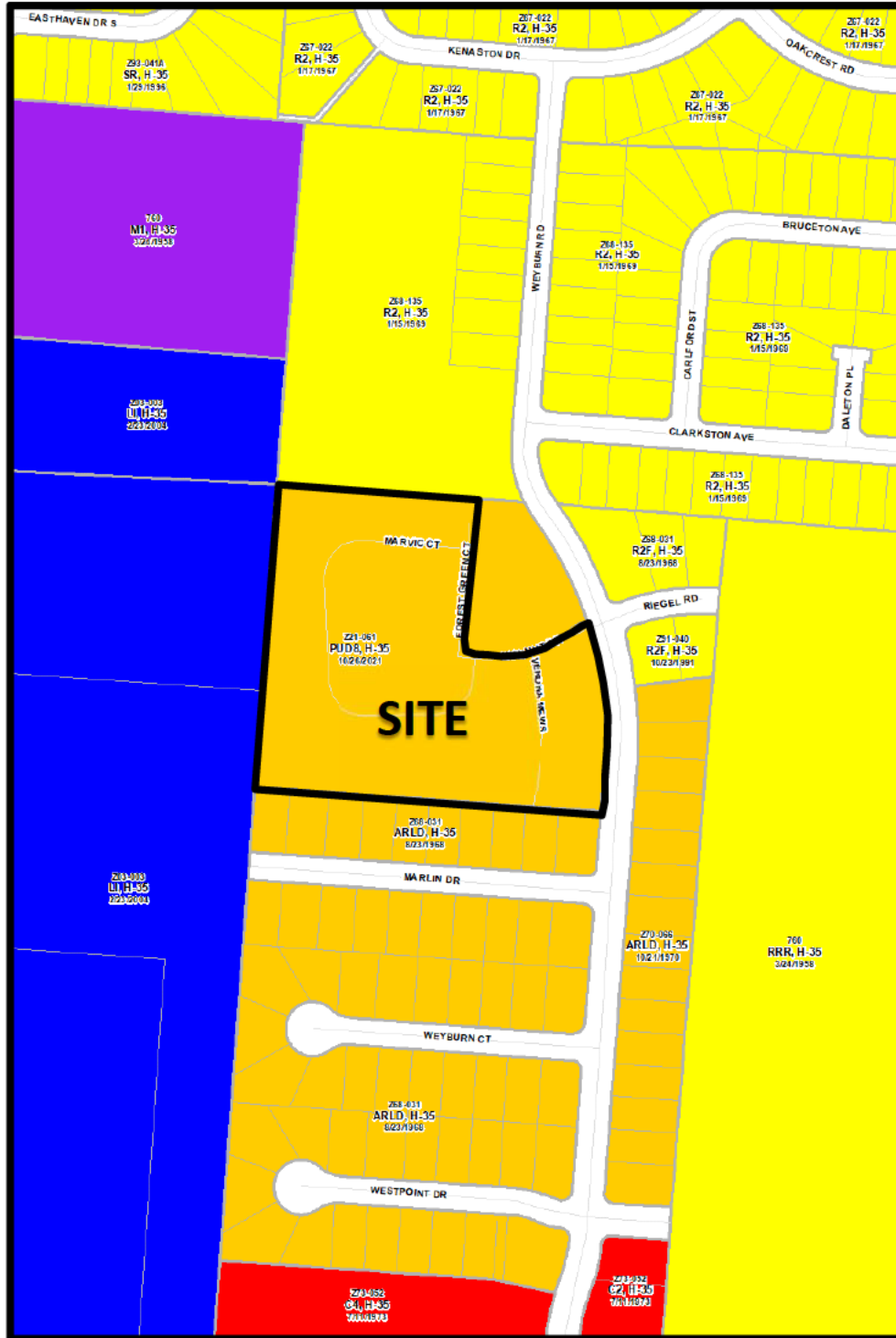
**BACKGROUND:**

- The site consists of an undeveloped parcel in the PUD-8, Planned Unit Development District. The applicant is requesting the ARLD, Apartment Residential District to permit a multi-unit residential development with a maximum of 17.4 units per acre.
- To the north of the site is a park in the R-2, Residential District and a multi-unit residential development in the PUD-8, Planned Unit Development District. To the south are single-unit dwelling in the ARLD, Apartment Residential District. To the east are single-unit dwelling in the R-2F, Residential District and a multi-unit residential development in the ARLD, Apartment Residential District. To the west is a religious facility in the L-I. Limited Institutional District.
- Concurrent CV23-075 has been filed to reduce the perimeter yard requirements. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the boundaries of the Mideast Area Commission, whose recommendation is for approval.
- The traffic access study is under review by the Division of Traffic Management to assess what transportation improvements infrastructure may be required at the intersection of Weyburn Road and the access road.

**CITY DEPARTMENTS' RECOMMENDATION:** ~~Conditional Approval~~ \***Approval**

The requested ARLD, Apartment Residential District will permit a multi-unit residential development containing up to 112 apartment units. The Division of Traffic Management can be supportive of the proposal upon the condition that the developer commits to make an in-kind contribution toward transportation improvements at the intersection of Refugee Road and Weyburn Road, if determined to be necessary by the Division of Traffic Management's review and approval of the traffic access study. Upon resolution of the outstanding comments from the

Department of Public Service, the City Departments' recommendation will be revised to full approval. **\*City Departments' recommendation has been updated to approval.**



Z23-031  
2480-2484 Forest Green Ct.  
Approximately 6.2 acres  
PUD-8 to ARLD



Z23-031  
2480-2484 Forest Green Ct.  
Approximately 6.2 acres  
PUD-8 to ARLD



## 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** Z23-031

**Address** 2480-2484 FOREST GREEN CT

**Group Name** MIDEAST AREA COMMISSION

**Meeting Date** 6/20/2023

**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**

11 YES 1 ABSTAIN

Quay H. Barnes

MIDEAST AREA COMMISSION

614-216-6418

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: Z23-031

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) ROBERT ARTRUP

of (COMPLETE ADDRESS) 3141 POLLEY RD. COLUMBUS, OH 43221

deposes and states that (he/she) 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:

Name of Business or individual (including contact name and number)  
Business or individual's address; City, State, Zip Code  
Number of Columbus-based employees  
(Limited to 3 lines per box)

1. N/A Devco Development c/o Domenic Spencer 404-791-2627 PO BOX 4108 Bellevue, WA 98009 0 Columbus Based Employees	2. N/A BYOBYO, LLC c/o Eric Ward 404-791-2627 7049 Riverside Dr. Dublin, OH 43016 0 Columbus Based Employees
3. N/A	4. N/A

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this

12

day of

April

in the year

2023

SIGNATURE OF NOTARY PUBLIC



Notary Seal Here  
Charles A. Koehn  
Attorney At Law  
Notary Public, State of Ohio  
My commission has no expiration date  
Sec. 147.03 R.C.

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