

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 11, 2024**

- 5. APPLICATION: Z24-005**
- Location:** **3375 REFUGEE RD. (43232)**, being 6.0± acres located on the south side of Refugee Road, 465± feet west of Weyburn Road (530-158208; Mideast Area Commission).
- Existing Zoning:** R, Rural District.
- Request:** L-M, Limited Manufacturing District (H-35).
- Proposed Use:** Limited commercial and manufacturing uses.
- Applicant(s):** Howard Concrete Pumping; 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):** The Amazing Grace Learning Center, Inc; c/o Grace Dufie; 4249 Eastland Square; Columbus, OH 43232.
- Planner:** Joe Rose; 614-645-3526; jmrose@columbus.gov

BACKGROUND:

- The 6.0± acre site consists of one undeveloped parcel in the R, Rural District. The proposed the L-M, Limited Manufacturing District will allow limited manufacturing uses at this location.
- North of the site is a religious facility in the L-I, Limited Institutional District, and undeveloped land in the ARLD, Apartment Residential District. South of the site is undeveloped land in the R-1, Residential, District. East of the site is a single-unit dwelling in the R, Rural District. West of the site is an automotive repair facility in the L-C-4, Limited Commercial District.
- Concurrent CV24-010 has been filed and includes a variance to reduce outdoor storage setbacks. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- While there is no council adopted land use plan for this location, the site is subject *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*.
- The site is located within the boundaries of the Mideast Area Commission whose recommendation is for approval.
- The limitation text establishes permitted uses and supplemental development standards addressing setbacks, access, and landscaping and outdoor storage.
- The *Columbus Multimodal Thoroughfare Plan (2019)* identifies this portion of Refugee Road as a Suburban Commuter Corridor requiring 160 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed L-M, Limited Manufacturing District will allow limited commercial and manufacturing uses at this location. Although there is no Council adopted land use plan for this location, Staff supports the proposal and note additional development text commitments to preserve the existing tree line, and additional information regarding restricting factors that require parking in front of the building consistent with C2P2 Design Guidelines. Additionally, the proposal is consistent with the existing zoning pattern along Refugee Road which includes a mix of commercial and manufacturing oriented uses.



Z24-005
3375 Refugee Rd.
Approximately 6.0 acres
R to L-M



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3375 Refugee Rd.
Approximately 6.0 acres
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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 _____

Address _____

Group Name _____

Meeting Date _____

Specify Case Type
BZA Variance / Special Permit
Council Variance
Rezoning
Graphics Variance / Plan / Special Permit

Recommendation
(Check only one) **Approval**
 Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote _____

Signature of Authorized Representative Felicia A. Saunders

Recommending Group Title _____

Daytime Phone Number _____

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

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z24- 005

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/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)

<p>1. The Amazing Grace Learning Ctr, Inc; 3375 Refugee Rd, Columbus, OH 43232; # Cols-based emps: 7 Contact: Grace Dufie, (614) 373-0538</p>	<p>2. Howard Concrete Pumping; 2327 Hill Church Houston Road, Canonsburg, PA 15317 # Columbus-based employees: Zero (0) Contact: Frank Howard, III; (412) 257-1800</p>
<p>3. -----</p>	<p>4. -----</p>

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 19th day of January, in the year 2024

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.