

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 9, 2023**

- 4. APPLICATION:** [Z22-062](#)
- Location:** **1115 STELZER RD. (43219)**, being 35.17± acres located at the northwest corner of Stelzer Road and East Seventeenth Avenue (part of 010-146775 and 445-286333; East Columbus Civic Association).
- Existing Zoning:** R, Rural District and M-2, Manufacturing District.
- Request:** M, Manufacturing District (H-35).
- Proposed Use:** Parking lot.
- Applicant(s):** Columbus Regional Airport Authority; c/o Suzanne Bell; 4600 International Gateway; Columbus, OH 43219.
- Property Owner(s):** Laura MacGregor Comek, Atty.; 17 South High Street, Suite 700; Columbus, OH 43219.
- Planner:** Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

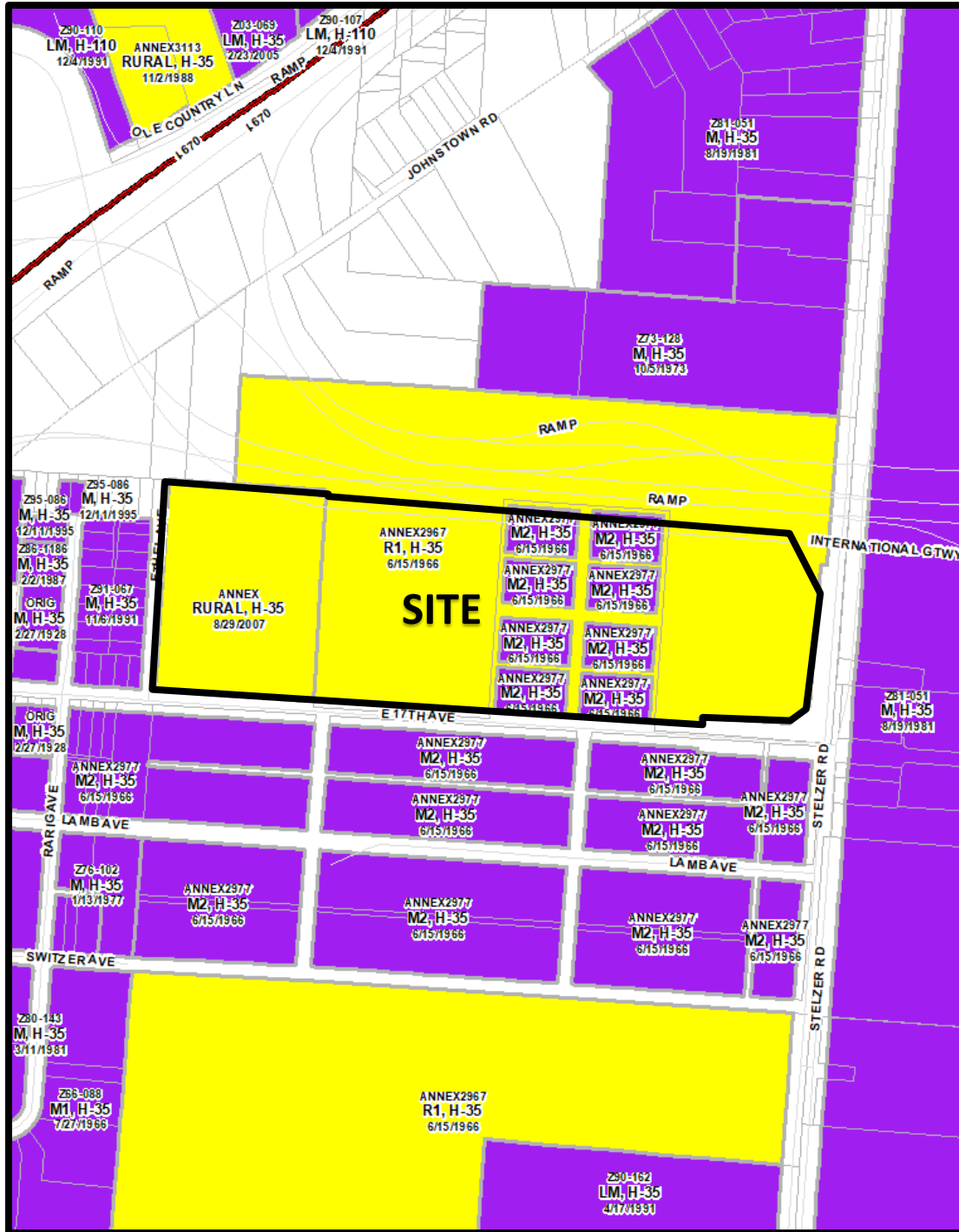
BACKGROUND:

- The 35.17± acre site consists of two parcels in the R, Rural District and M-2, Manufacturing District developed with a parking lot for the John Glenn Columbus International Airport. A portion of the site is subject to Council Variance CV07-014; Ordinance #1068-2007, which permits the parking lot. That ordinance was conditioned on the applicant filing a rezoning application for the subject property and any adjacent properties owned and /or operated by the Columbus Regional Airport Authority within ten months from the effective date of the ordinance (6/29/2008). The requested M, Manufacturing District will permit the continued use of the parking lot and satisfy the condition of Ordinance #1068-2007.
- To the north of the site is International Gateway in the R-1, Residential District. To the south is undeveloped land, owned by the Columbus Regional Airport Authority, in the M-2, Manufacturing District. To the east, across Seltzer Road, is a parking lot for John Glenn Columbus International Airport, in the M, Manufacturing District. To the west is undeveloped land in the M, Manufacturing District.
- Concurrent CV22-082 has been filed to vary landscaping, screening and parking space size requirements. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning area of the *East Columbus Neighborhood Plan (2012)*, which recommends “Institutional” land uses at this location and the *Port Columbus Joint Economic Development Strategy Plan (2008)* which recommends “Airport” land uses are this location. Additionally, this site is subject to the *Port Columbus International Airport Environs Overlay*.
- The site is located within the boundaries of the East Columbus Civic Association, whose recommendation is for approval.

- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Stelzer Road as a Suburban Commuter Corridor arterial requiring a minimum of 120 feet of right-of-way from centerline.

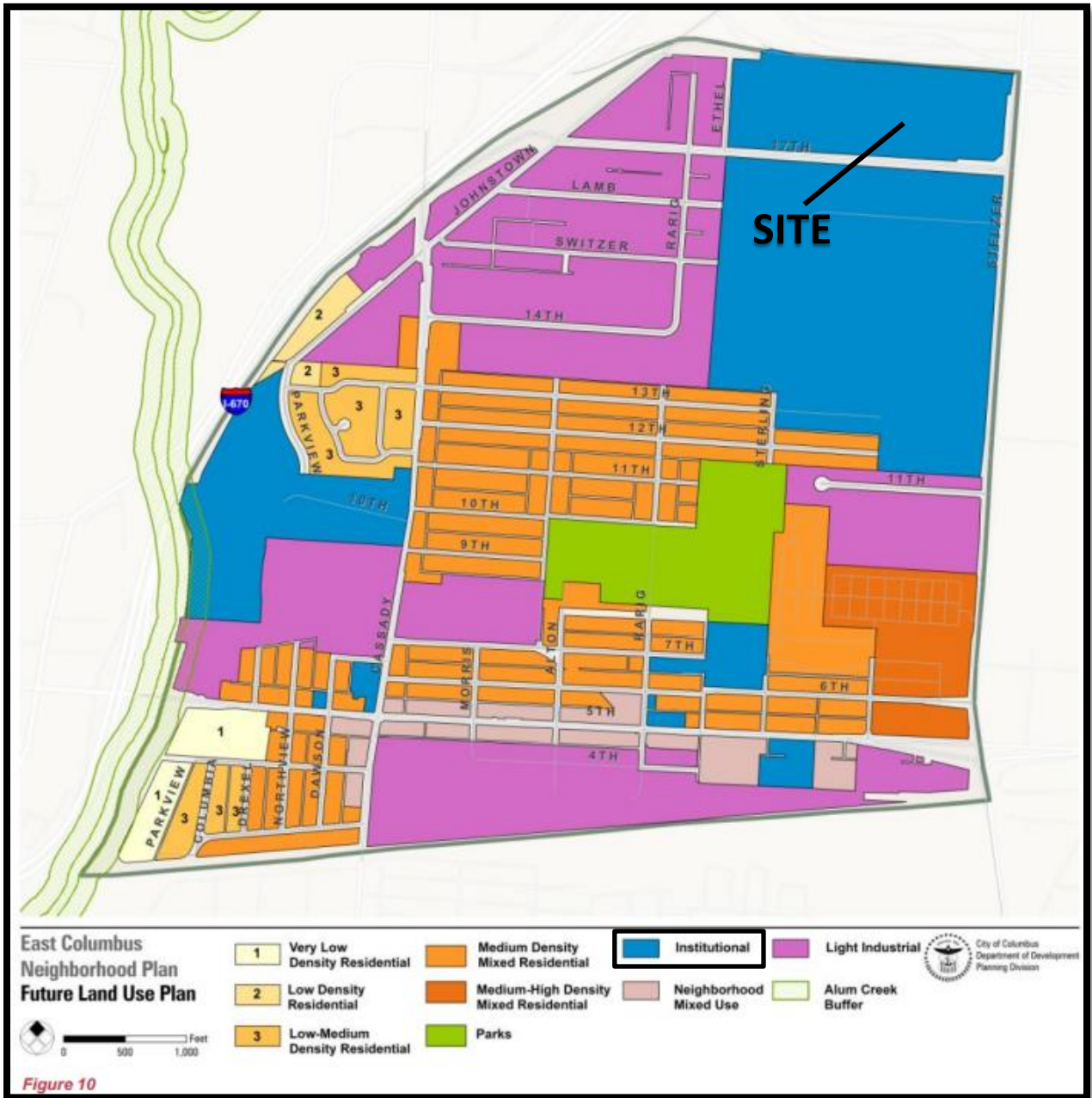
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested M, Manufacturing District will permit the existing parking lots and satisfies a condition of Ordinance #1068-2007. The proposal is consist with the Plans' recommendations for airport-related uses. Planning Division staff continues to encourage the applicant to plant street trees, but does not condition support on this request. To note, the Division of Traffic Management is verifying the status of the public right-of-way within this site. It is the intent of the Division of Traffic Management to achieve resolution of their comments prior to approval of the final site compliance plan associated with this proposal.



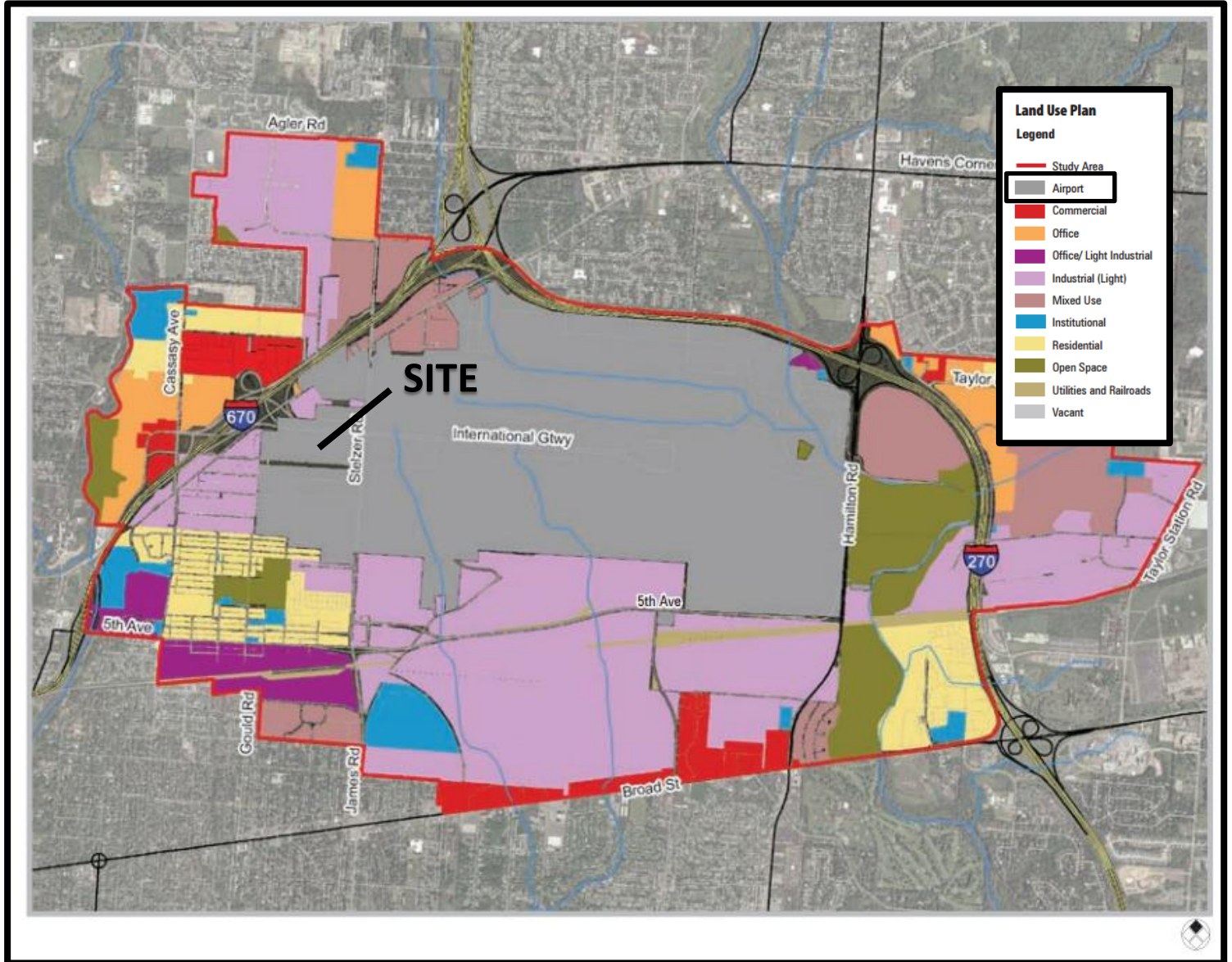
Z22-062
1115 Stelzer Road
Approximately 35.17 acres
R, R-1, M-2 to M

East Columbus Neighborhood Plan (2012)



Z22-062
1115 Stelzer Road
Approximately 35.17 acres
R, R-1, M-2 to M

Port Columbus Area Development Partnership and
Joint Economic Development Strategy Land Use Plan



Z22-062
1115 Stelzer Road
Approximately 35.17 acres
R, R-1, M-2 to M



Z22-062
1115 Stelzer Road
Approximately 35.17 acres
R, R-1, M-2 to M



Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N Frost Street, Columbus, Ohio 43215
Phone: 614-645-4321 • ZoningInfo@columbus.gov • www.columbus.gov/baz

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

Case Number Z22-062

Address 1115 STELZER RD

Group Name EAST COLUMBUS CIVIC ASSOCIATION

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:

To update city rezoning files from prior council variance.

Vote _____

Signature of Authorized Representative X [Signature] 2/28/2023

Recommending Group Title Pres. East Columbus Civic Association

Daytime Phone Number (614) 886-3040

Please e-mail this form to the assigned planner within 48 hours of meeting day. OR FAX to Zoning at (614) 645-0460; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Frost Street, Columbus, Ohio 43215.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-062

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) L.M. Comek, Esq
of (COMPLETE ADDRESS) 17 S. High St. Suite 700 Cols, 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)

1. <u>Columbus Regional Airport Authority</u> <u>4600 International Gateway</u> <u>Cols, OH 43219</u>	2.
3. <u>34571-lees</u>	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 10th day of February, in the year 2023

[Signature]
SIGNATURE OF NOTARY PUBLIC

[Signature] Notary Seal Here
My Commission Expires



Kristen Lee Sours, 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.