

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

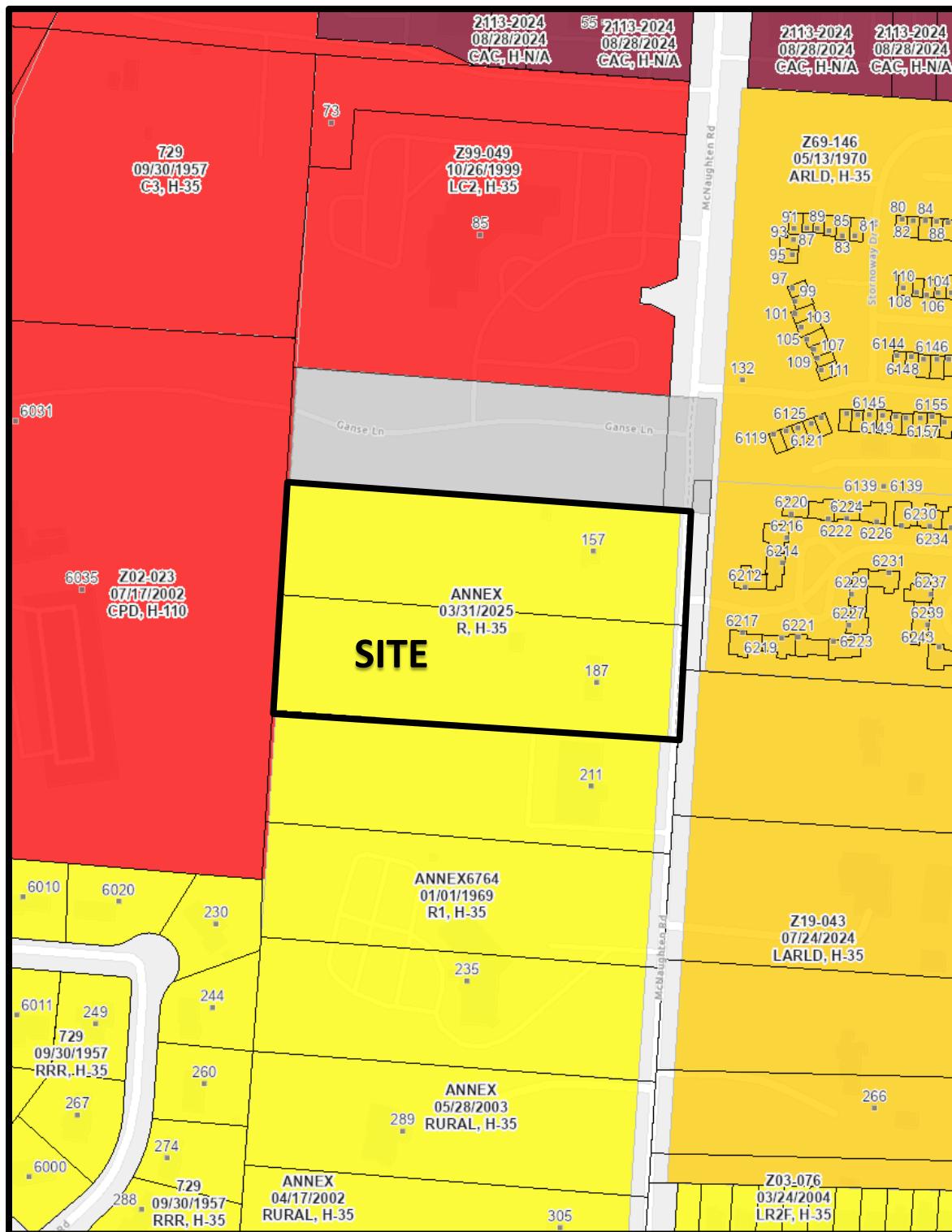
5. APPLICATION:	<u>Z25-008</u>
Location:	171 MCNAUGHTEN RD. (43213) , being 6.4± acres located on the west side of McNaughten Road; 1,100± feet south of East Broad Street (263-000269 and 263-000270; Far East Area Commission).
Existing Zoning:	R, Rural District.
Request:	CPD, Commercial Planned Development District (H-60).
Proposed Use:	Assisted living facility.
Applicant(s):	Vermilion Acquisitions Ohio, LLC; c/o Stephen M. Griffith, Jr., Atty.; 425 Walnut Street, Suite 1800; Cincinnati, OH 45202.
Owner(s):	Judy and Woodford Holzbacher; 3773 Greencook Road; Johnstown, OH 43031.
Planner:	Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

BACKGROUND:

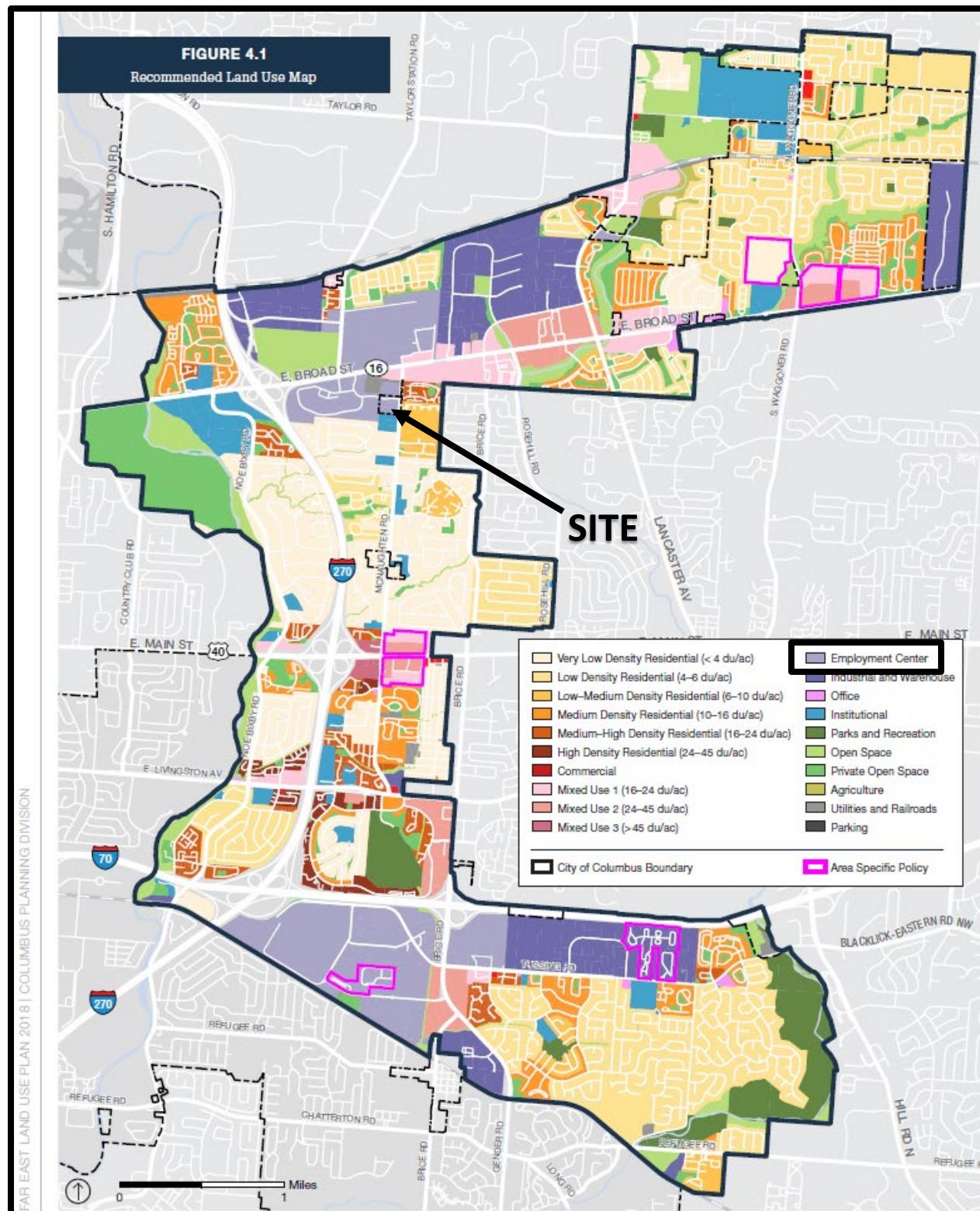
- The 6.4 acre site consists of two parcels, each developed with a single-unit dwelling in the R, Rural District. The requested CPD, Commercial Planned Development District will allow for the development an assisted living facility.
- West of the site is Mount Carmel East Hospital in the CPD, Commercial Planned Development District. North of the site is an access road for Mount Carmel East Hospital in the R, Rural District within Truro Township. South of the site is a City of Columbus fire station in the R-1, Residential District. East of the site is a multi-unit residential development in the L-AR-12, Limited Apartment Residential District.
- The site is within the planning area of the *Far East Land Use Plan* (2018), which recommends “Employment Center” uses for this location. Additionally, the Plan includes complete adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Columbus Far East Area Commission, whose recommendation is for approval.
- The CPD text includes use restrictions and supplemental development standards that address building height, parcel combination, parking, site access, parking lot screening, and dumpster enclosure. Commitments to develop the site in accordance with the submitted site plan, landscape plan, and building elevations are included in the text. Additionally, a code modification for reduced required parking is also included in the text.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies McNaughten Road as a Suburban Community Connector requiring 100 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Conditional approval Approval

The requested CPD, Commercial Planned Development District will allow the site to be developed with an assisted living facility. The CPD text includes appropriate use restrictions and supplemental development standards as well as commitments to develop the site in accordance with the submitted site plan, landscape plan and building elevations. The proposal is consistent with the land use recommendations of the *Far East Land Use Plan*. Although C2P2 design guidelines note that parking should be located to the rear of the facility and be hidden from view to the greatest extent possible, the proposed use of the property and level of screening along the McNaughten Road frontage are mitigating factors in this instance. The proposal is otherwise consistent with C2P2 Commercial Design Guidelines. ~~There is a pending traffic access study with the Department of Public Service. Once any resulting comments are resolved to the satisfaction of the Department of Public Service, Staff's recommendation will be for full approval.~~ **The traffic access study has been approved and all Department of Public Service comments are resolved. Conditions have been met for Staff to recommend approval.**



Z25-008
171 McNaughten Rd.
Approximately 6.4 acres
R to CPD



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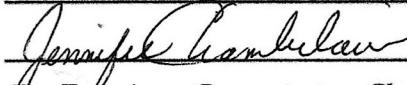
Z25-008
171 McNaughten Rd.
Approximately 6.4 acres
R to CPD

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

Case Number	Z25-008
Address	171 MCNAUGHTEN ROAD
Group Name	FAR EAST AREA COMMISSION
Meeting Date	April 1, 2025
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input 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:

- Approved with Density, height, lot and setbacks
- Approved with access, loading, parking and other traffic related commitments.
- Approved with Buffering, landscaping, open space and screenings
- Approved building design and interior, exterior treatment
- Approved dumpsters, lighting, and outdoor areas
- Approved CPD criteria,
- Approved Modifications to cod standards
- Approved landscape plans

Vote	Yes 6, No 0, Absent 2
Signature of Authorized Representative	 Jennifer Chamberlain
Recommending Group Title	Far East Area Commission Chair
Daytime Phone Number	614-307-4708

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.

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Rezoning Application

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z25-008

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) Vermilion Ohio Acquisitions LLC

of (COMPLETE ADDRESS) 121 W. Wacker Drive, Suite 400, Chicago, IL 60601

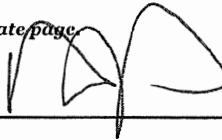
deposes and states that they are the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

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.	Vermilion Ohio Acquisitions LLC Darrin Jolas (773) 914-7740, Authorized Signatory 121 W. Wacker Drive, Suite 400 Chicago, IL 60601 No Columbus based employees	2.	
3.		4.	

Check here if listing additional parties on a separate page

SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 11th day of FEBRUARY, in the year 2025

Victoria Lee Reicher
SIGNATURE OF NOTARY PUBLIC

MARCH 29, 2028

Notary Seal Here

My Commission Expires



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