

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 13, 2025**

1. **APPLICATION:** [Z25-041](#)
- Location:** **5311-5313 RENNER RD. (43228)**, being 0.35± acres located on the south side of Renner Road; 275± feet west of Atlas Street (part of 560-172398; Far West Side Area Commission).
- Existing Zoning:** ARLD, Apartment Residential District.
- Request:** L-I, Limited Institutional District (H-35).
- Proposed Use:** Limited institutional uses.
- Applicant(s):** Henry Glaneman; c/o Joshua N. Diaz, Agent; 180 White Oaks Boulevard, Suite 110; Bridgeport, WV 26330.
- Property Owner(s):** Columbia Gas of Ohio Inc.; 290 Nationwide Boulevard; Columbus, OH 43215.
- Planner:** Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

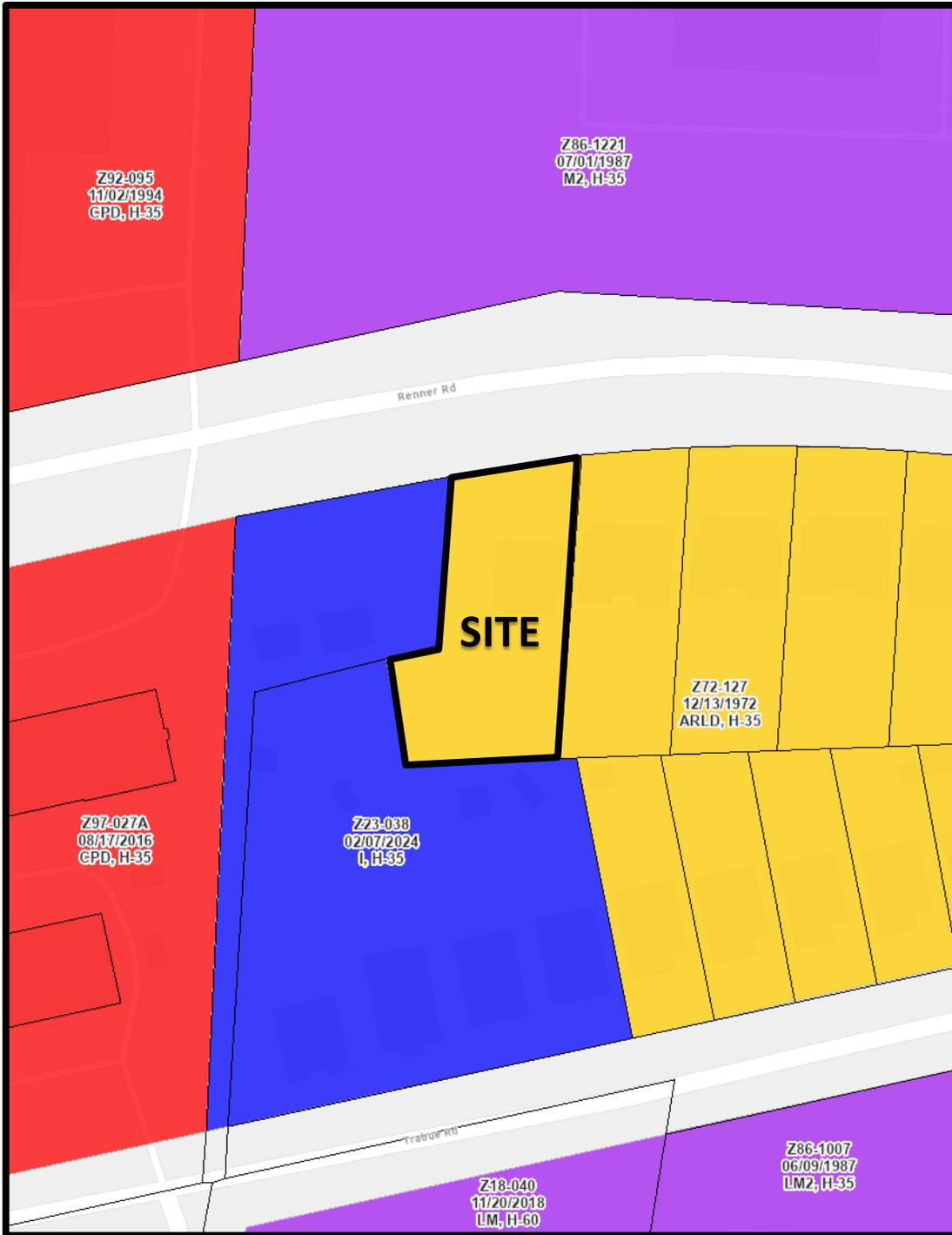
BACKGROUND:

- The 0.35 acre site consists of one undeveloped parcel in the ARLD, Apartment Residential District. The requested L-I, Limited Institutional District will allow institutional uses, with the intended use being a natural gas distribution facility.
- North of the site is a warehouse in the M-2, Manufacturing District. East of the site are two-unit dwellings in the ARLD, Apartment Residential District. West of the site is a natural gas distribution facility in the I, Institutional District. South of the site is an undeveloped parcel in the I, Institutional District.
- The site is within the planning area of the *Trabue/Roberts Area Plan* (2011), which recommends “Commercial (Community)” land uses for this location.
- The site is located within the boundaries of the Far West Side Area Commission, whose recommendation is for approval.
- The limitation text establishes permitted uses and supplemental development standards that prohibit the development of buildings and dwellings and commits to the installation of sidewalk along the site frontage. The text also includes a commitment to develop the site according to the submitted site plan.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies Renner Road as Suburban Commuter Corridor requiring 120 feet of right-of-way.

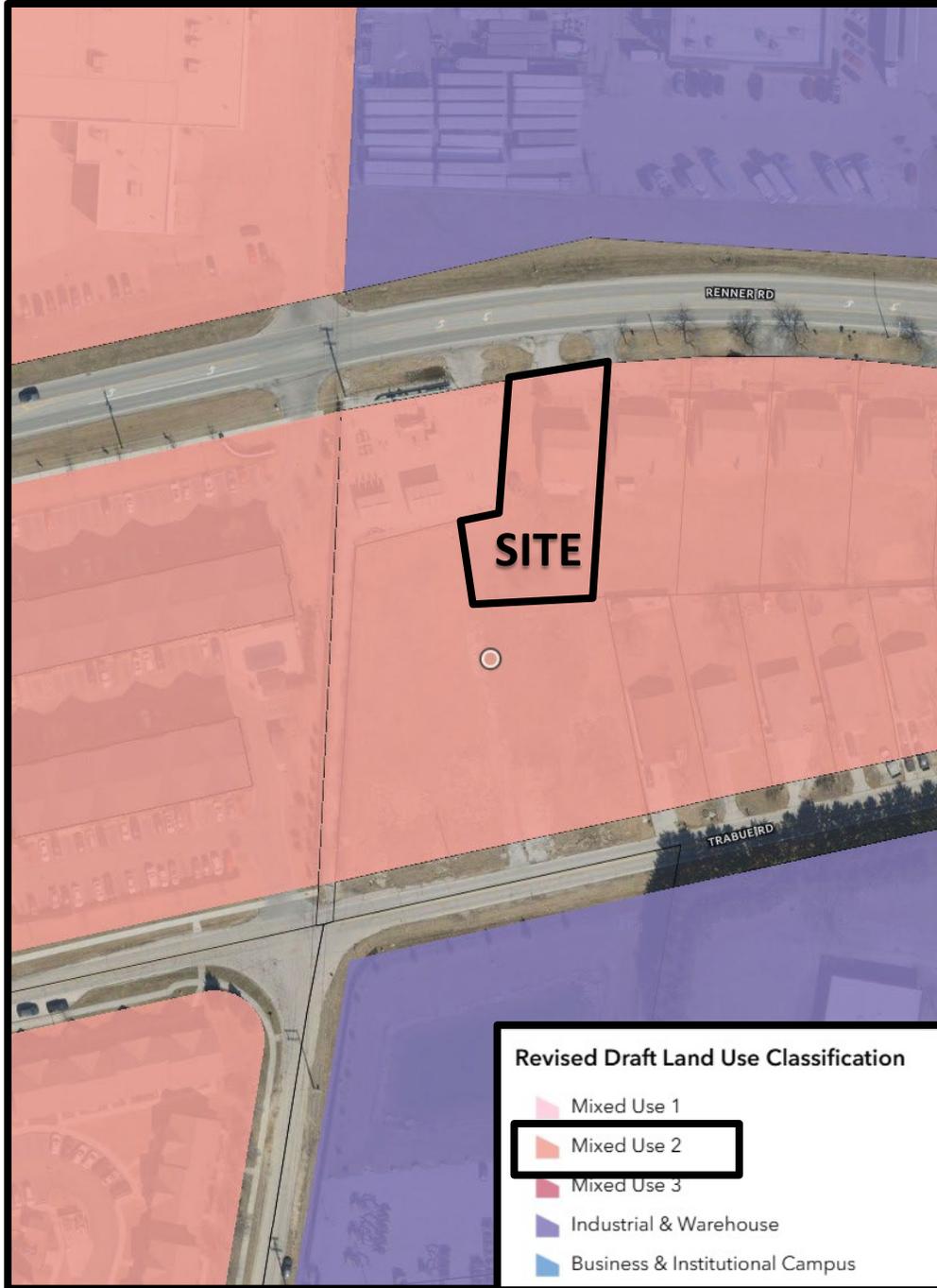
CITY DEPARTMENTS’ RECOMMENDATION: ~~Conditional Approval~~ **Approval**

The requested L-I, Limited Institutional District will allow institutional uses, with the intended use being a natural gas distribution facility. The text includes appropriate use restrictions and development standards, as well as a commitment to develop the site in accordance with the submitted site plan. Although the request is inconsistent with the *Trabue Roberts Area*

Plan's land use recommendation, staff notes that the proposal is an extension of the existing adjacent use and would not substantially alter the character of the neighborhood. Additionally, the Plan notes that industrial development should be designed to increase compatibility between residential and abutting uses and to mitigate environmental impacts and that screening to adjacent residential uses should consist of structures and/or landscaping to a minimum height of six feet with 90-percent opacity. As such, staff recognizes an extension of the existing use, and site plan features including a board-on-board privacy fence to the adjacent residential parcels, as well as street trees and a sidewalk along Trabue Road, as mitigating factors for support of the use. ~~The proposed guardrail as shown on the submitted site plan, is under review by 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.~~ **All staff comments have been resolved, conditions have been met to receive Staff's recommendation of full approval.**



Z25-041
5311-5313 Renner Rd.
Approximately 0.35 acres
ARLD to L-I



Columbus Growth Strategy (2026)

Z25-041
5311-5313 Renner Rd.
Approximately 0.35 acres
ARLD to L-I



Z25-041
5311-5313 Renner Rd.
Approximately 0.35 acres
ARLD to L-I

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	<u>Z25-041</u>
Address	<u>5311 Renner Road</u>
Group Name	<u>Far West Side Area Commission</u>
Meeting Date	<u>October 28, 2025</u>
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:

The Far West Side Area Commission recommends approval for the requested rezoning to Limited Institutional (L-I) as the usage is consistent with applicant's adjacent parcels previously reviewed by our Commission (Z23-038). The applicant will be providing updated fencing in accordance with requirements from the TSA, but has also committed to landscaping for the frontage on Renner Road.

Vote	<u>9 in favor; 0 opposed; 0 absent</u>
Signature of Authorized Representative	<u>Kelley Arnold</u> <small>Digitally signed by Kelley Arnold Date: 2025.10.30 08:47:52 -04'00'</small>
Recommending Group Title	<u>Zoning Chair</u>
Daytime Phone Number	<u>(614) 636-0784</u>

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.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z25-041

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) Henry Glaneman
of (COMPLETE ADDRESS) 290 W Nationwide Blvd, Columbus, OH 43215

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:

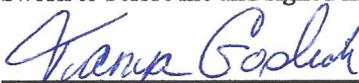
For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. Columbia Gas of Ohio, Inc 290 W Nationwide Blvd, Columbus, OH 43215 1,000	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 5 day of March, in the year 2026


SIGNATURE OF NOTARY PUBLIC

2/24/27
My Commission Expires

Notary Seal Here

Commonwealth of Pennsylvania - Notary Seal
Tanya Gosliak, Notary Public
Washington County
My commission expires February 24, 2027
Commission number 1060868
Member, Pennsylvania Association of Notaries

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