

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

- 4. APPLICATION:** [Z24-052](#)
Location: **2575 W. DUBLIN-GRANVILLE RD. (43235)**, being 27.27± acres located on the south side of West Dublin-Granville Road, at the terminus of McVey Boulevard (part of 610-159043; Northwest Civic Association).
Existing Zoning: M-2, Manufacturing District.
Request: L-AR-1, Limited Apartment Residential District (H-35) & L-AR-12, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): NRP Holdings, LLC, 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): State of Ohio/The Ohio State University, c/o Amanda Hoffsis; 1534 North High Street, Gateway D, Second Floor; Columbus, OH 43201.
Planner: Alyssa Saltzman; 614-645-9625; ADSaltzman@columbus.gov

BACKGROUND:

- The 27.27± acre site consists of part of one undeveloped parcel in the M-2, Manufacturing District. The applicant requests the L-AR-1 (Area East) and L-AR-12 (Area West), Limited Apartment Residential Districts, distinguished into two subareas, Area West and Area East, to allow a multi-unit residential development.
- To the north is a religious facility and single-unit dwellings in Perry Township in the R-1 Restricted Suburban Residential District. To the east are a veterinary office, a law office, and an auto body shop in the L-C-4, Limited Commercial District. To the south is undeveloped land in M-2, Manufacturing District. To the west is an auto parts retail use in the M-2, Manufacturing District.
- Concurrent CV24-124 has been filed and includes variance to building lines, perimeter yards, and private streets. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the planning area of the *Northwest Plan* (2016) which recommends “Institutional” land uses at this location, but supports residential uses as a replacement for institutional uses.
- The site is located within the boundaries of the Northwest Civic Association, whose recommendation is for approval.
- The limitation text includes use restrictions, a maximum of 336 dwellings units for the L-AR-1 (Area East) and a maximum of 138 dwelling units for the L-AR-12 (Area West), and includes supplemental development standards addressing building and parking

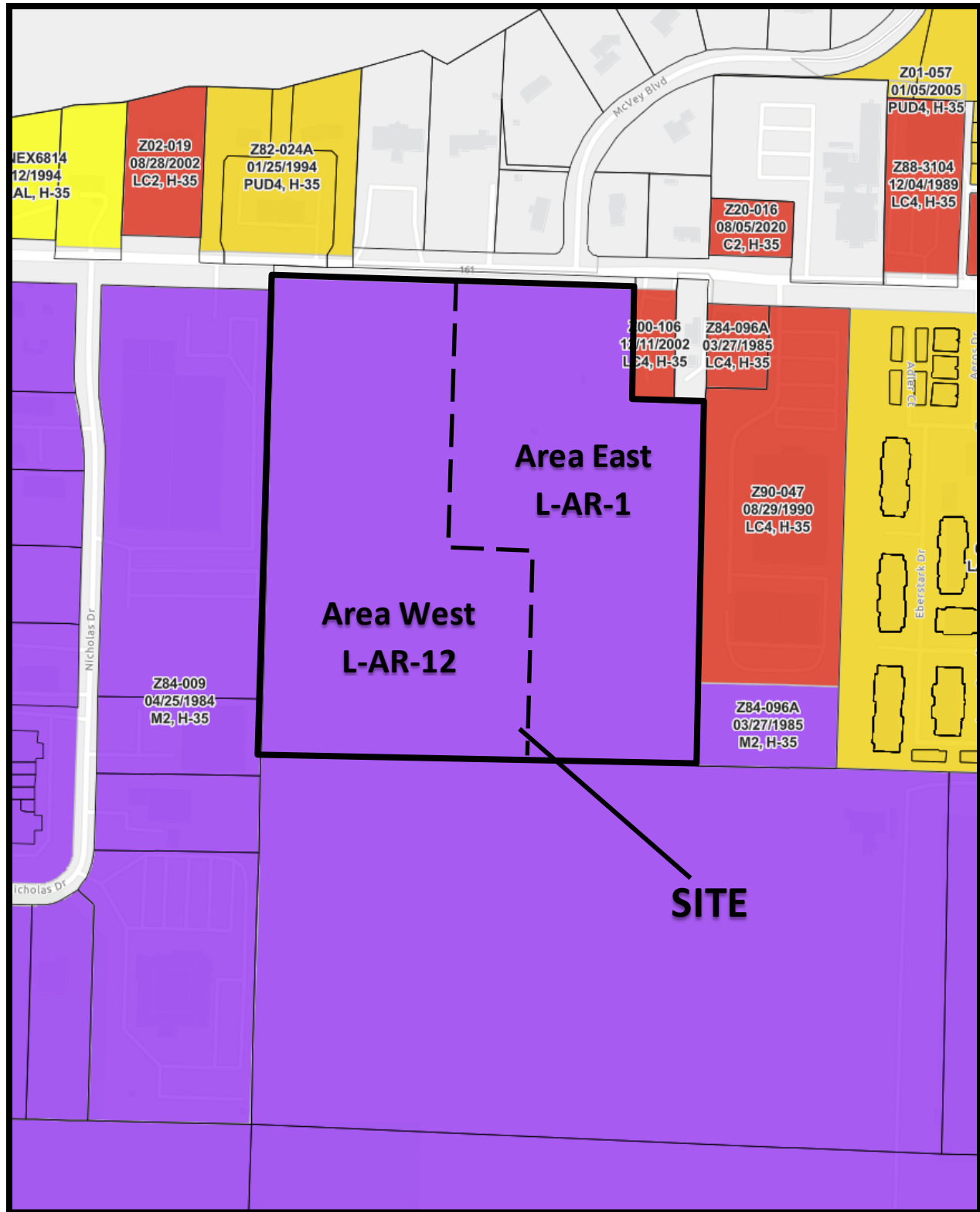
setbacks, perimeter yards, traffic access, private streets, driveways, street trees, building materials, and lighting. Additionally, the text includes a commitment to develop the site in accordance with the submitted site plan.

- The *Columbus Multimodal Thoroughfare Plan* (2018) identifies this portion of West Dublin-Granville Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

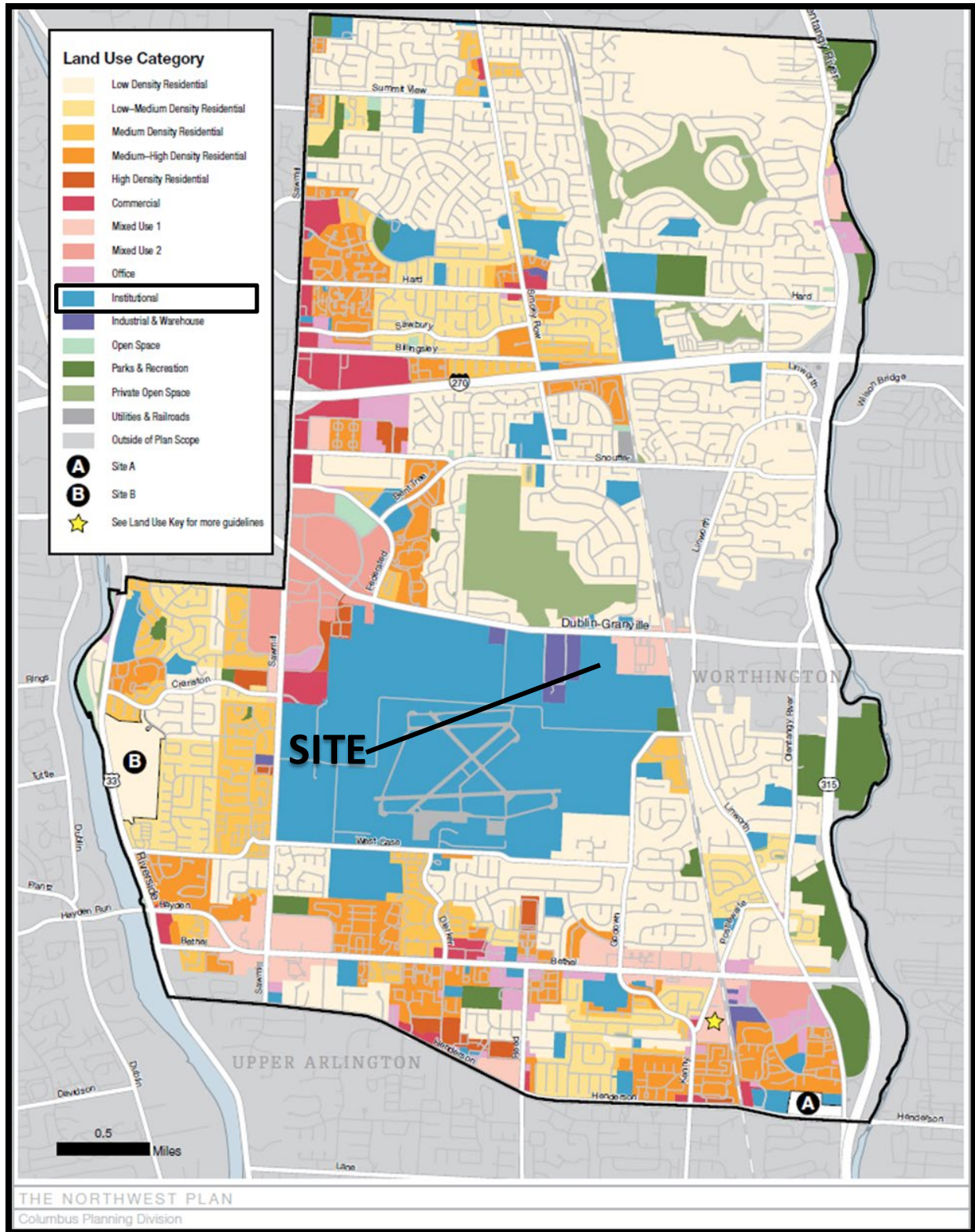
CITY DEPARTMENTS' RECOMMENDATION: ~~Conditional~~ *Approval

The requested L-AR-1 (Area East), Limited Apartment Residential District and L-AR-12 (Area West), Limited Apartment Residential District will allow a multi-unit residential development consisting of 336 dwelling units in Area East and 138 dwelling units in Area West, as demonstrated by the submitted site plan. While *The Northwest Plan* recommends "Institutional" land uses at this location, the Plan does include language that supports the replacement of institutional uses with residential uses. The submitted site plan is also consistent with the Plan's design guidelines with regard to landscaping and bike parking. ~~At the time this staff report was finalized, the traffic impact study was still under review. Additional commitments or access revisions may be necessary based on the results of the approved traffic impact study. Upon the resolution of any traffic concerns and with approval of the pending traffic impact study by the Ohio Department of Transportation, City Departments' recommendation can be for full approval.~~

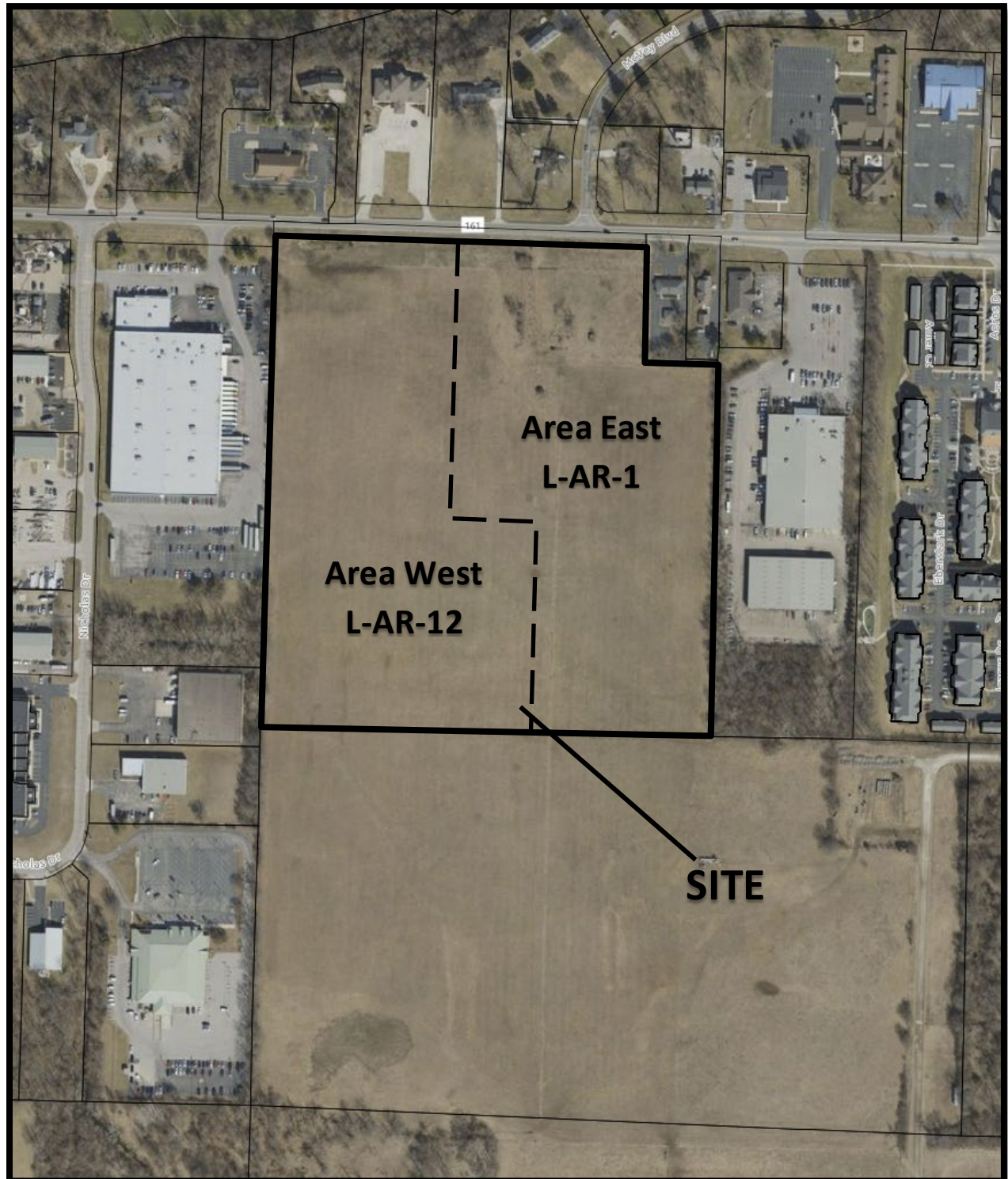
*Traffic impact study has been completed with necessary commitments included in the development text per the approval of the Department of Public Service.



Z24-052
M-2 to L-AR-1 & L-AR-12
2575 W. Dublin-Granville Rd.
Approximately 27.27± acres



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

Case Number	<u>Z24-052 & CV24-124</u>
Address	<u>2575 WEST DUBLIN GRANVILLE ROAD</u>
Group Name	<u>NORTHWEST CIVIC ASSOCIATION</u>
Meeting Date	<u>5 March 2024</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" 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:

NWCA is supportive of the creation of additional housing in our area that incorporate options for home ownership and/or rental units with more than 2 bedrooms.

Applicant has failed to demonstrate eligibility for a variance as there are no "unusual or practical difficulties" in meeting the requirements of the zoning district due to an irregular shape of lot, topography, etc; furthermore, this development will "unreasonably increase the congestion of public streets" (namely McVey Blvd).

If Development Commission finds that a council variance is warranted, NWCA Trustees recommend approval of the site plan and Exhibit B (dated 03/04/2025, attached) CONDITIONED ON:

- the West Area being subdivided and offered for purchase (not for rent)
- adding pavement striping where bike/pedestrian paths cross the private streets/parking areas
- amending ordinance text for West Area, Section 2E, to require that all exterior lighting be shielded and have a Kelvin rating of 3000K or lower
- adding a traffic signal at McVey Blvd and widening SR-161 to provide turn lanes
- developer's verbalized intention to avoid illuminated signage
- developer's consideration of increasing the number of 3-BR units (West Area) given the high demand for larger units in this part of Columbus

Vote	<u>4-0</u>
Signature of Authorized Representative	<u>Monica Tuttle</u> <small>Digitally signed by Monica Tuttle DN: cn=Monica Tuttle, o=NWCA, ou=Zoning Chair, email=nwcazoning@gmail.com, c=US Date: 2025.03.12 16:49:45 -04'00'</small>
Recommending Group Title	<u>Northwest Civic Association</u>
Daytime Phone Number	<u>614-565-2407</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.

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z24-052

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 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:

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. State of Ohio/The Ohio State University; 1534 North High St, Gateway D, 2nd Fl, Columbus, OH 43201 Number of Columbus-based employees: Contact: Amanda Hoffsis, (614) 292-5856	2. NRP Properties, LLC; 1228 Euclid Avenue, 4th Floor, Cleveland, OH 44115 Number of Columbus-based employees: Zero (0) Contact: Scott Skinner, (408) 656-8126
3. -----	4. -----

☐ 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 12th day of January, in the year 2026

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires

Notary Seal Here



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.