

**SITE PLAN**



**BLOCK MATRIX**

AREA	TYPE	HEIGHT	LAND USE
AREA A	THREE STORY APARTMENT	30'	RESIDENTIAL
AREA B	THREE STORY APARTMENT	30'	RESIDENTIAL
AREA C	THREE STORY APARTMENT	30'	RESIDENTIAL

**PARKING SCHEDULE**

LOCATION	TYPE	SPACE	REMARKS
AREA A	RESERVED PARKING	150	FOR VISITORS
AREA B	RESERVED PARKING	150	FOR VISITORS
AREA C	RESERVED PARKING	150	FOR VISITORS

**SITE DENSITY CALCULATION**

REVISION	DATE	BY	DESCRIPTION
1	06/01/26	MM	INITIAL DESIGN
2	06/01/26	MM	REVISED DESIGN

**PLAN NOTES**

- 1) ALL AREAS SHALL BE CONFORMANT WITH THE CITY OF COLUMBIAS ZONING ORDINANCES.
- 2) ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.
- 3) ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.

**EV PARKING REQUIREMENTS (312.57)**

- 1) ALL NEW BUILDINGS SHALL PROVIDE EV PARKING SPACES AT A RATIO OF 10% OF TOTAL PARKING SPACES.
- 2) EV PARKING SPACES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBIAS ELECTRICAL CODE.

**SEWERAGE AND SANITATION**

- 1) ALL SEWERAGE AND SANITATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBIAS SANITATION CODE.
- 2) ALL SEWERAGE AND SANITATION SYSTEMS SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.

**WATER SUPPLY**

- 1) ALL WATER SUPPLY SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBIAS WATER SUPPLY CODE.
- 2) ALL WATER SUPPLY SYSTEMS SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.

**STREETS**

- 1) ALL STREETS SHALL BE CONFORMANT WITH THE CITY OF COLUMBIAS STREET DESIGN STANDARDS.
- 2) ALL STREETS SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.

**UTILITIES**

- 1) ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.
- 2) ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBIAS UTILITIES CODE.

**SETBACKS**

- 1) ALL BUILDINGS SHALL BE SET BACK FROM THE FRONT YARD BY A MINIMUM OF 10 FEET.
- 2) ALL BUILDINGS SHALL BE SET BACK FROM THE SIDE YARD BY A MINIMUM OF 5 FEET.

**LANDSCAPE**

- 1) ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBIAS LANDSCAPE CODE.
- 2) ALL LANDSCAPE SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.

**CONCRETE**

- 1) ALL CONCRETE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBIAS CONCRETE CODE.
- 2) ALL CONCRETE SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.

**ASPHALT**

- 1) ALL ASPHALT SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBIAS ASPHALT CODE.
- 2) ALL ASPHALT SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.

**PAVING**

- 1) ALL PAVING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBIAS PAVING CODE.
- 2) ALL PAVING SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.

**GRASS**

- 1) ALL GRASS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBIAS GRASS CODE.
- 2) ALL GRASS SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.

**SOIL**

- 1) ALL SOIL SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBIAS SOIL CODE.
- 2) ALL SOIL SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.

**ROCK**

- 1) ALL ROCK SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBIAS ROCK CODE.
- 2) ALL ROCK SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.

**WOOD**

- 1) ALL WOOD SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBIAS WOOD CODE.
- 2) ALL WOOD SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.

**STEEL**

- 1) ALL STEEL SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBIAS STEEL CODE.
- 2) ALL STEEL SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.

**BRICK**

- 1) ALL BRICK SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBIAS BRICK CODE.
- 2) ALL BRICK SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.

**GLASS**

- 1) ALL GLASS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBIAS GLASS CODE.
- 2) ALL GLASS SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.

**PLASTER**

- 1) ALL PLASTER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBIAS PLASTER CODE.
- 2) ALL PLASTER SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.

**STUCCO**

- 1) ALL STUCCO SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBIAS STUCCO CODE.
- 2) ALL STUCCO SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.

**CONCRETE BLOCK**

- 1) ALL CONCRETE BLOCK SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBIAS CONCRETE BLOCK CODE.
- 2) ALL CONCRETE BLOCK SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.

**BRICK VENEER**

- 1) ALL BRICK VENEER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBIAS BRICK VENEER CODE.
- 2) ALL BRICK VENEER SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.

**STUCCO VENEER**

- 1) ALL STUCCO VENEER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBIAS STUCCO VENEER CODE.
- 2) ALL STUCCO VENEER SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.

**CONCRETE PANELS**

- 1) ALL CONCRETE PANELS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBIAS CONCRETE PANELS CODE.
- 2) ALL CONCRETE PANELS SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.

**BRICK PANELS**

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**CONCRETE CURBS**

- 1) ALL CONCRETE CURBS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBIAS CONCRETE CURBS CODE.
- 2) ALL CONCRETE CURBS SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.

**BRICK CURBS**

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**STUCCO CURBS**

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**CONCRETE WALKWAYS**

- 1) ALL CONCRETE WALKWAYS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBIAS CONCRETE WALKWAYS CODE.
- 2) ALL CONCRETE WALKWAYS SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.

**BRICK WALKWAYS**

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**CONCRETE DRIVEWAYS**

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**BRICK DRIVEWAYS**

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**CONCRETE PATIOS**

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**CONCRETE PORCHES**

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**CONCRETE BALCONIES**

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**CONCRETE TERRACES**

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**CONCRETE STAIRS**

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**CONCRETE WALLS**

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**CONCRETE ROOFS**

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**CONCRETE FLOORS**

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**CONCRETE CEILING**

- 1) ALL CONCRETE CEILING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBIAS CONCRETE CEILING CODE.
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**CONCRETE PARTITIONS**

- 1) ALL CONCRETE PARTITIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBIAS CONCRETE PARTITIONS CODE.
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**CONCRETE DOORS**

- 1) ALL CONCRETE DOORS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBIAS CONCRETE DOORS CODE.
- 2) ALL CONCRETE DOORS SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.

**BRICK DOORS**

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**CONCRETE WINDOWS**

- 1) ALL CONCRETE WINDOWS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLUMBIAS CONCRETE WINDOWS CODE.
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**BRICK WINDOWS**

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**STUCCO WINDOWS**



**CITY COUNCIL – ZONING COMMITTEE  
STAFF REPORT  
COUNCIL VARIANCE**

**APPLICATION:** CV26-038  
**Location:** 2150 INNIS RD. (43224), being 9.19± acres located on the north side of Innis Road 1,200± feet east of Cleveland Avenue (010-087436; North Linden Area Commission).  
**Existing Zoning:** L-M, Limited Manufacturing District (H-35).  
**Proposed Use:** Mixed-unit residential development.  
**Applicant(s):** Nationwide Children’s Hospital, Inc., c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, First Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, Second Floor; Columbus, OH 43215.  
**Property Owner(s):** Nationwide Children’s Hospital, Inc., c/o Jordan Henderson; 255 East Main Street, 2<sup>nd</sup> floor; Columbus, OH 43215.  
**Planner:** Alyssa Saltzman; 614-645-9625; [ADSaltzman@columbus.gov](mailto:ADSaltzman@columbus.gov)

**BACKGROUND:**

- The 9.19± acre site consists of one parcel partially developed with two monopole telecommunications antennas in the L-M, Limited Manufacturing District. The site is subject to Council variance CV24-100 (Ordinance #3060-2024), passed on November 18, 2024, which allows a multi-unit residential development containing up to 173 dwelling units, conditioned on completion of follow-up rezoning application Z24-041. This request updates the previously approved project and allows three apartment buildings totaling 138 dwellings units on Area A, 15 detached single-unit dwellings on Area B, and maintains two monopoles on Area C, as shown with the submitted site plans.
- Variances to height district, landscaping and screening, maneuvering, and building lines are also included in the request.
- West of the site is a multi-unit residential development in the ARLD, Apartment Residential District. North of the site are single-unit dwellings in the R-12, Urban Residential District of Mifflin Township. East of the site is a storage facility in the L-M, Limited Manufacturing District. South of the site is a warehouse in the L-I, Limited Industrial of Mifflin Township.
- The site is located within the planning boundaries the *Columbus Growth Strategy (2026)*, which recommends “Mixed Use 2” land uses at this location.
- The site is located within the boundaries of the North Linden Area Commission, whose recommendation is for approval.
- Staff concurs with the applicant’s analysis of the seven practical difficulties in achieving this request, and supports the variances for reduced building setbacks, maneuvering, landscaping and screening, and increased building height.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval

The requested Council Variance will help facilitate state funding requirements, and the multi-unit

residential development will provide mixed-income affordable housing. The request is consistent with the *Columbus Growth Strategy's* land use recommendation, the city's objective to provide affordable housing in all areas of the city, and with similar residential urban infill developments.

## Council Variance Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N. Front St., Columbus, Ohio 43215  
Phone: 614-645-4522 • [ZoningInfo@columbus.gov](mailto:ZoningInfo@columbus.gov) • [www.columbus.gov/bzs](http://www.columbus.gov/bzs)

### STATEMENT OF HARDSHIP

#### **Columbus City Code Section 3307.10 - Variances by City Council.**

City council may grant the following zoning variances:

- A. Permit a variation in the yard, height or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the zoning district established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the comprehensive plan.

Before authorizing any variance from the Zoning Code in a specific case, city council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

In granting a variance pursuant to this section, council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

**The following factors shall be used in determining whether the applicant has encountered practical difficulties in the use of the property. Respond to the following statements:**

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

Yes  No

Pursuant to City of Columbus policy in support of affordable housing and facilitating development of same, applicant submits this application in follow-up to Ordinance 3060-2024 (CV24-100), which permits a 173 dwelling unit mixed residential development in the L-M, Limited Manufacturing District. The proposed site development has changed but the issues with providing housing at the site have not.

2. Whether the variance is substantial.

Yes  No

The L-M district doesn't permit housing and housing wasn't a consideration for the site with the 1985 L-M rezoning. The 2024 variance ordinance (Ord. 3060-2024) permits housing. This revised proposal has less total dwelling units than the 2024 proposal.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

Yes  No

Residential development is permitted by Ordinance 3060-2024. This revised proposal changes the site plan on which Ordinance 3060-2024 is conditioned, includes a detached single-family dwelling component and reduces total units from 173 to 153.

# Council Variance Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N. Front St., Columbus, Ohio 43215  
Phone: 614-645-4522 • [ZoningInfo@columbus.gov](mailto:ZoningInfo@columbus.gov) • [www.columbus.gov/bzs](http://www.columbus.gov/bzs)

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

Yes  No

The variance won't adversely affect the delivery of governmental services.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

Yes  No

The property owner was aware the L-M zoning didn't permit housing in 2024 and remains so. This new application is required to modify the site plan on which site development is conditioned by Ordinance 3060-2024 reflecting and the updated site development proposal.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

Yes  No

A new variance is required to modify the site plan on which site development is conditioned by Ordinance 3060-2024 reflecting the updated site development proposal.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Yes  No

the L-M zoning (Z85-080) dates to 1986. The site is very underutilized with the current zoning and development. The housing permitted by Ordinance 3060-2024 is consistent with residential uses in the area and the planned change of the abutting railroad tracks to the High Line Greenway Multi-Modal trail/bikeway. This application modifies the site plan on which the 2024 variance is conditioned. The site is part of Zone-In Phase 2, which will permit residential use.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

See Exhibit B

Signature of Applicant

*Nationwide Children's Hospital, Inc.*  
*by Dawn B. Perry, Agent*

Date 03/20/2026

Signature of Attorney

*Donald Plank*

Date 03/20/2026

**CV26-038**

**2150 Innis Road, Columbus, OH 43224**

**Exhibit B (page 3)**

**Variances (05/28/2026):**

Ordinance 3060-2024 (CV24-100) permits site development with 173 dwelling units in various forms including apartments, townhouses and detached dwelling units subject to the site plan referenced in the ordinance. By this application, the site is divided into Areas A (5.131 ac.), B (3.701 ac.) and C (0.338 ac.) with a total of 153 dwelling units on Areas A and B and Area C for the existing monopole telecommunication antenna. Areas A, B, and C will be split to be separate parcels. Area A (5.131 ac) will have three (3) apartment buildings totaling 138 dwelling units. Area B (3.701 ac) is for 15 detached single-family dwellings that may be 15 dwelling units on the future 3.701 ac parcel or may be on separate platted lots within the 3.701 acres. Area C (0.338 ac) is a future parcel for the existing monopole telecommunication antenna. Alternate Zoning Plans: 01a and 01b, dated 05/28/2026, are provided due to the two options with Area B.

The redevelopment of 2150 Innis Road is an expansion of Nationwide Children's Hospitals commitment to the creation of high-quality, affordable housing for low to moderate income households. Apartments will be available to households earning no more than 80% of Area Median Income (AMI) and affordable homeownership opportunities for the detached single-family dwellings.

Applicant requests the following variances, organize by Area A, Area B and Area C.

**Area A:**

- 1). Section 3363.01, M, Manufacturing Districts, to permit a 138 dwelling unit apartment complex, while the M, Manufacturing District doesn't permit residential uses other than a dwelling unit for a security person.
- 2). Section 3370.05, Permitted Uses, to permit a 138 dwelling unit apartment complex in the L-M, Limited Manufacturing District (Z85-080, Ord. 811-86, passed April 7, 1986, while the Limitation Text permits all C-4 and M-2 uses.
- 3). Section 3309.14, Height Districts, to increase permitted height from 35' to 50' for a four (4) story building and 38' for two (2), three (3) story buildings, as noted on the Site Plan, in the H-35 Height District.

**Exhibit B (page 4)**

- 4). Section 3312.21(D)(1)(b), Landscaping and Screening, to permit, but not require, pedestrian and/or vehicular breaks in the west parking lot screening to provide pedestrian and/or vehicular connection(s) between subject site and multi-family development to the west, subject to approval of the Public Service Department, Division of Traffic Management, in conjunction with the Final Site Compliance Plan (FSCP).
- 5). Section 3312.25, Maneuvering, to reduce the maneuvering area for 18, 90 degree parking spaces from 20' to 0', subject to providing 20' of maneuvering area by easement on the private drive of Area B.
- 6). Section 3363.24, Building Lines in an M, Manufacturing District, to reduce the Innis Road building setback line from 50' to 3', net of right of way conveyance of 50' from centerline (Columbus Multimodal Thoroughfare Plan) of Innis Road.

**Area B:**

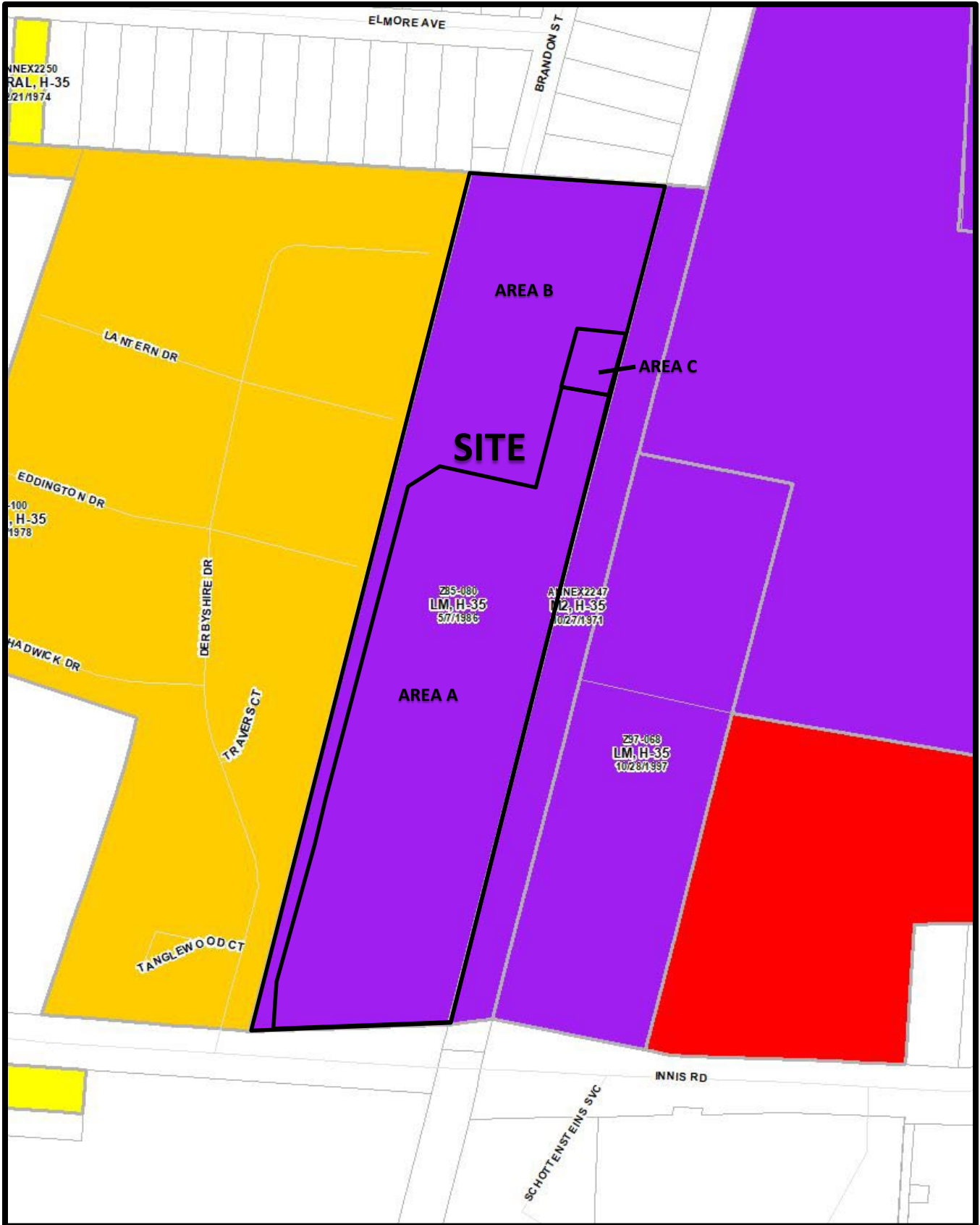
- 1). Section 3363.01, M, Manufacturing Districts, to permit 15 detached single family dwellings and detached accessory garages, while the M, Manufacturing District doesn't permit residential uses other than a dwelling unit for a security person. The detached single family dwellings may be located on the Area B 3.701 acre site as 15 single-family dwellings on one parcel (Site Plan 01a) or on platted lots (Site Plan 01b).
- 2). Section 3370.05, Permitted Uses, to permit to permit 15 detached single family dwellings and detached accessory garages in the L-M, Limited Manufacturing District (Z85-080, Ord. 811-86, passed April 7, 1986, while the Limitation Text permits all C-4 and M-2 uses.

**Area C:**

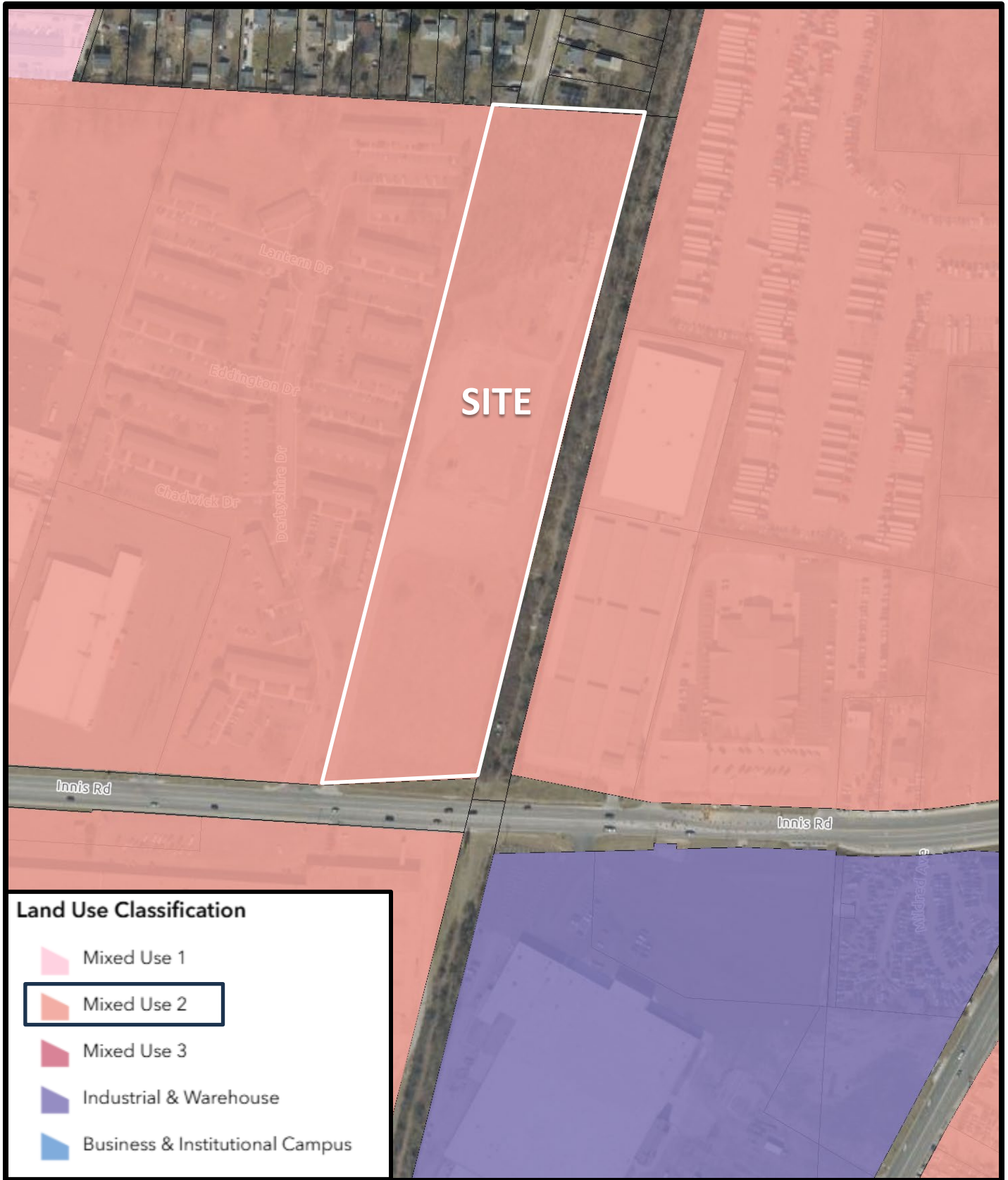
No variances.

**Area A: Condition for site development.**

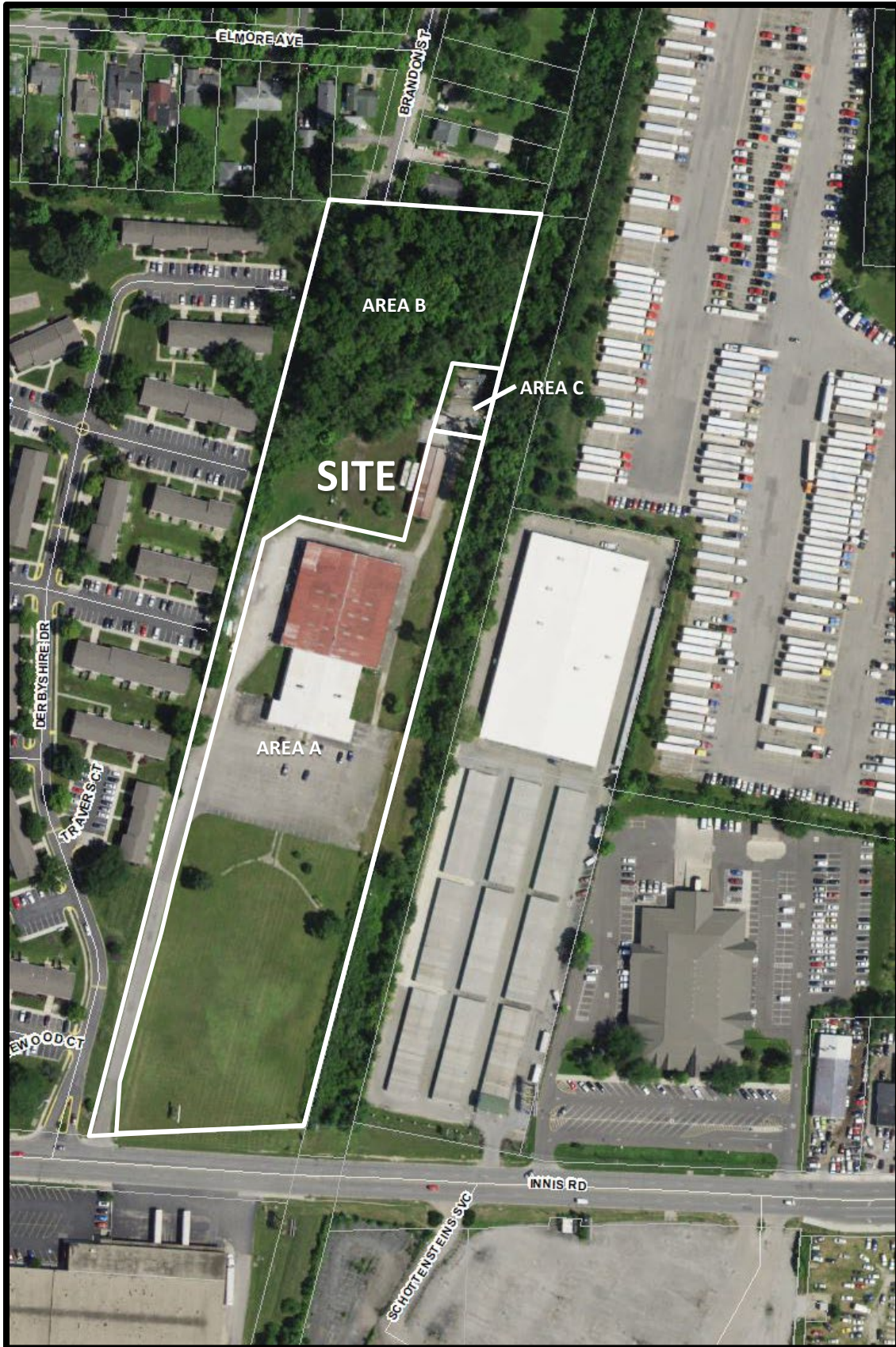
Trees (min 2" caliper) shall be provided on-site generally along and parallel to the south property line at 50' +/- OC, adjusted as needed for obstructions.



CV26-038  
2150 Innis Road  
/approximately 9.19 acres



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2150 Innis Road  
Approximately 9.19 acres



CV26-038  
2150 Innis Road  
Approximately 9.19 acres

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

**LIST BASIS FOR RECOMMENDATION:**

**Vote** \_\_\_\_\_

**Signature of Authorized Representative** Benjamin Keith \_\_\_\_\_

**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.

