

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 9, 2026**

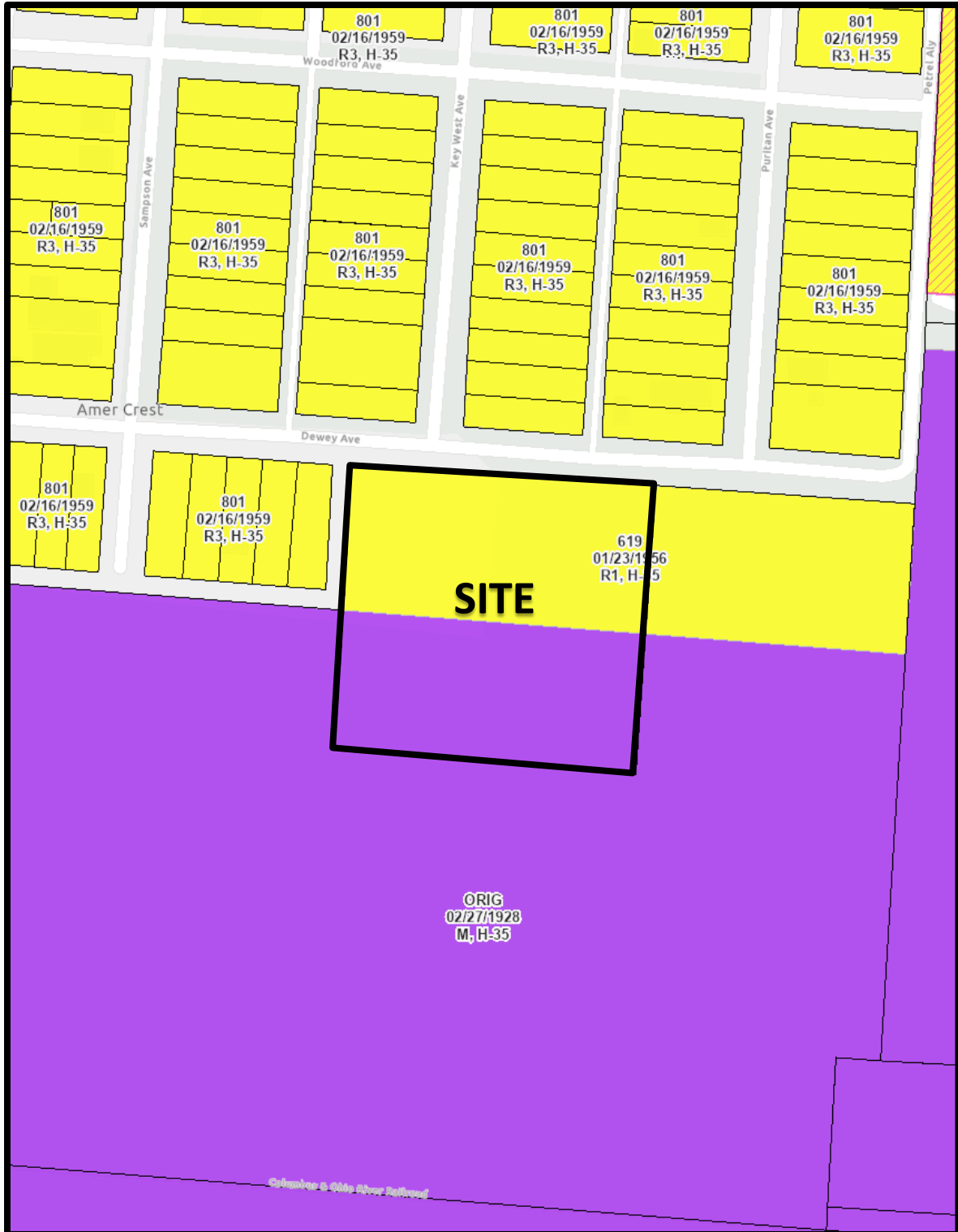
- 2. APPLICATION:** [Z26-006](#)
- Location:** **1695 DEWEY AVE. (43219)**, being 2.29± acres located on the south side of Dewey Avenue; at the southern terminus of Key West Avenue (010-014186; North Central Area Commission).
- Existing Zoning:** M, Manufacturing District and R-1, Residential District.
- Request:** L-M, Limited Manufacturing District (H-35).
- Proposed Use:** Limited office and less-objectionable manufacturing development.
- Applicant(s):** JAS Greenfield LLC; c/o Joseph Clase; 1 South Harrison Street; Ashley, OH 43003.
- Property Owner(s):** The Original McLean Properties LLC; 1496 Delbert Road; Columbus, OH 43219.
- Planner:** Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

BACKGROUND:

- The 2.29 acre site consists of one undeveloped parcel in the M, Manufacturing District and the R-1, Residential District. The requested L-M, Limited Manufacturing District will allow the site to be developed with limited office and less-objectionable manufacturing uses as allowed with the submitted limitation text.
- North and west of the site are single-unit dwellings and undeveloped parcels in the R-3, Residential District. East of the site is an undeveloped portion of a parcel in the M, Manufacturing District and the R-1, Residential District. South of the site is a recycling center in the M, Manufacturing District.
- The site is within the planning boundaries of the *Columbus Growth Strategy (2026)*, which recommends “Industrial and Warehouse” uses for this location.
- The site is located within the boundaries of the North Central Area Commission, whose recommendation is for disapproval.
- The limitation text establishes use restrictions and includes supplemental development standards addressing building and parking setbacks, site access, landscaping and screening, and graphics.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

The requested L-M, Limited Manufacturing District will allow the site to be developed with limited office and less-objectionable manufacturing uses as allowed with the submitted limitation text. The text includes appropriate use restrictions that are consistent with the Columbus Growth Strategy’s land use recommendation. ~~While the proposed uses are supportive, Staff does encourage additional landscaping and screening that serves as a buffer from the adjacent residentially-zoned properties, north, east, and west of the site.~~ **Additional landscaping and screening have been added to the limitation text.**



Z26-006
1695 Dewey Ave.
Approximately 2.29 acres
M and R-1 to L-M



Columbus Growth Strategy (2026)

Z26-006
1695 Dewey Ave.
Approximately 2.29 acres
M and R-1 to L-M



Z26-006
1695 Dewey Ave.
Approximately 2.29 acres
M and R-1 to L-M

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>Z26-006</u>
Address	<u>1695 DEWEY AVENUE</u>
Group Name	<u>NORTH CENTRAL AREA COMMISSION</u>
Meeting Date	<u>March 25, 2026</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 type="checkbox"/> Approval <input checked="" type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

The request would impair the air quality, public health, comfort, morals, and welfare of the inhabitants to adjacent properties; the essential character of the neighborhood would be substantially altered, and the adjoining and surrounding properties will suffer a substantial detriment as a result of rezoning of a split-zoned parcel from manufacturing and residential to Limited Manufacturing (LM)

Vote	<u>2-Abstain, 4 No (Oppose Rezoning)</u>
Signature of Authorized Representative	<u>Melodie A. Cook</u> <small>Digitally signed by Melodie A. Cook Date: 2026.03.30 21:35:37 -04'00'</small>
Recommending Group Title	<u>Chair</u>
Daytime Phone Number	<u>614-209-7972</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 #: Z26-006

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) Joseph W. Clase, Plan 4 Land LLC
of (COMPLETE ADDRESS) P.O Box 306, Ashley, Ohio 43003

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. James Merritt 704-953-9299 1 Miranova Place #1705 Columbus, OH 43215	2.
3.	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 27th day of JANUARY, in the year 2026

[Signature]
SIGNATURE OF NOTARY PUBLIC

JAN 20, 2027 Notary Seal Here
My Commission Expires



JERALD W VOTAW
Notary Public
State of Ohio
My Comm. Expires
January 20, 2027

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