

2-7-25



CURRENT: RURAL RESIDENTIAL PROPOSED: R/L, LIMITED MANUFACTURING				
REQUIREMENTS	REQUIRED	PROPOSED	MEETS REG. (Y/N)	
BUILDING SETBACK (S&T:11)	50'	135'	N	
PARKING SETBACK (S12:27)	10'	0'	N	
MINIMUM UNPAVEDING REQUIRED (S12:22)	1-PAVED DRIVE PER 10 UNPAVED DRIVE SPACES	0 TREES	N	
MINIMUM FLOORING HEIGHT (S12:13)	11-25 DISTRICT: 35'	<35'	Y	
GENERAL OFFICE (S12:46 SR1:1-60)	7.9			
RETAIL (S12:46 SR1:1-60)				
OFFICE BUILDING (S12:46 SR1:1-60)	31.5			
GAR. PARKING SPACES (S12:249)	11,000 SF	50	Y	
	1 (1/24) SR1:			
	1250 SF			
	7.2			
TOTAL	44.6			
PARKING SPACE DIMENSIONS (S12:29)	9'9" x 18'	STRIPPED	Y	
BIFFET PARKING (S12:29)	1 PER 10 PARKING SPACES	6 SPACES	Y	
GEOMETRY (S12:40)	(BASED ON AHEAD REQUIRED)		Y	
LOADING SPACES (S12:40)	UNDER 10,000 SF: NONE	1 SPACE	Y	
LOADING SPACE DIMENSIONS (S12:13)	12'0" X 50'	12'0" X 50'	Y	
ACCESSIBLE PARKING (S12:13)	1 AUTO, 1 VAN	2 VAN	Y	
<b>PROPERTY AREA</b>				
PARCEL NUMBER	446-116721-00			
PARCEL AREA	12.42 AC.			


**NOTE:**

1. THE PROPOSED PROJECT WILL COMPLY WITH SECTIONS 1512.6 STRIPING/PAVING/1512.4.3

2. SERVICE CHAPTER 321.1 GENERAL SITE DEVELOPMENT STANDARDS.

**REFERENCES**

1. EXISTING INFORMATION SHOWN PER TOPOGRAPHIC SURVEY COMPLETED BY GUL & ASSOCIATES, INC. IN 2011. ALL INFORMATION NOT SHOWN IS ASSUMED TO BE IDENTICAL WITH FURNISH COUNTY. AUTHOR: INFORMATION ACCEDED: DECEMBER 2022.

C001 <small>1 2 3 4 5 6 7 8 9 10 11 12</small>	<b>ZONING PLAN</b>	<b>AIRPORT COMMERCE PARK, LLC</b> 2897 JOHNNSTOWN ROAD CITY OF COLUMBUS FRANKLIN COUNTY, OHIO	 <b>Civil &amp; Environmental Consultants, Inc.</b> 250 W. Old Wilson Bridge Road • Suite 250 • Worthington, OH 43085 614-540-6633 • 888-598-6808 <a href="http://www.cecinc.com">www.cecinc.com</a>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">REVISION RECORD</th> </tr> <tr> <th style="width: 10%;">NO</th> <th style="width: 90%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	REVISION RECORD		NO	DESCRIPTION																				
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DATE: <b>JANUARY 2025</b>	DRAWN BY: <b>DRT</b>																											
DWD SCALE: <b>1"=30'</b>	CHECKED BY: <b>TJV</b>																											
PROJECT NO: <b>327-080</b>	DRAFT																											
APPROVED BY: _____	DRAFT																											

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JANUARY 09, 2025**

- 2. APPLICATION:** [Z24-053](#)
- Location:** **2897 JOHNSTOWN RD. (43219)**, being 2.3± acres located on the southeast side of Johnstown Road; 170± feet west of Bridgeway Avenue (445-318735; No Group).
- Existing Zoning:** R, Rural District.
- Request:** L-M, Limited Manufacturing District (H-35).
- Proposed Use:** Less-objectionable manufacturing uses.
- Applicant(s):** Airport Commerce Park LLC; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 120; New Albany, OH 43054.
- Owner(s):** Airport Commerce Park LLC; c/o Jeff Gregg; 875 North High Street, Suite 300; Columbus, OH 43215
- Planner:** Brandon Carpenter; 614-645-1574; [bmcarpenter@columbus.gov](mailto:bmcarpenter@columbus.gov)

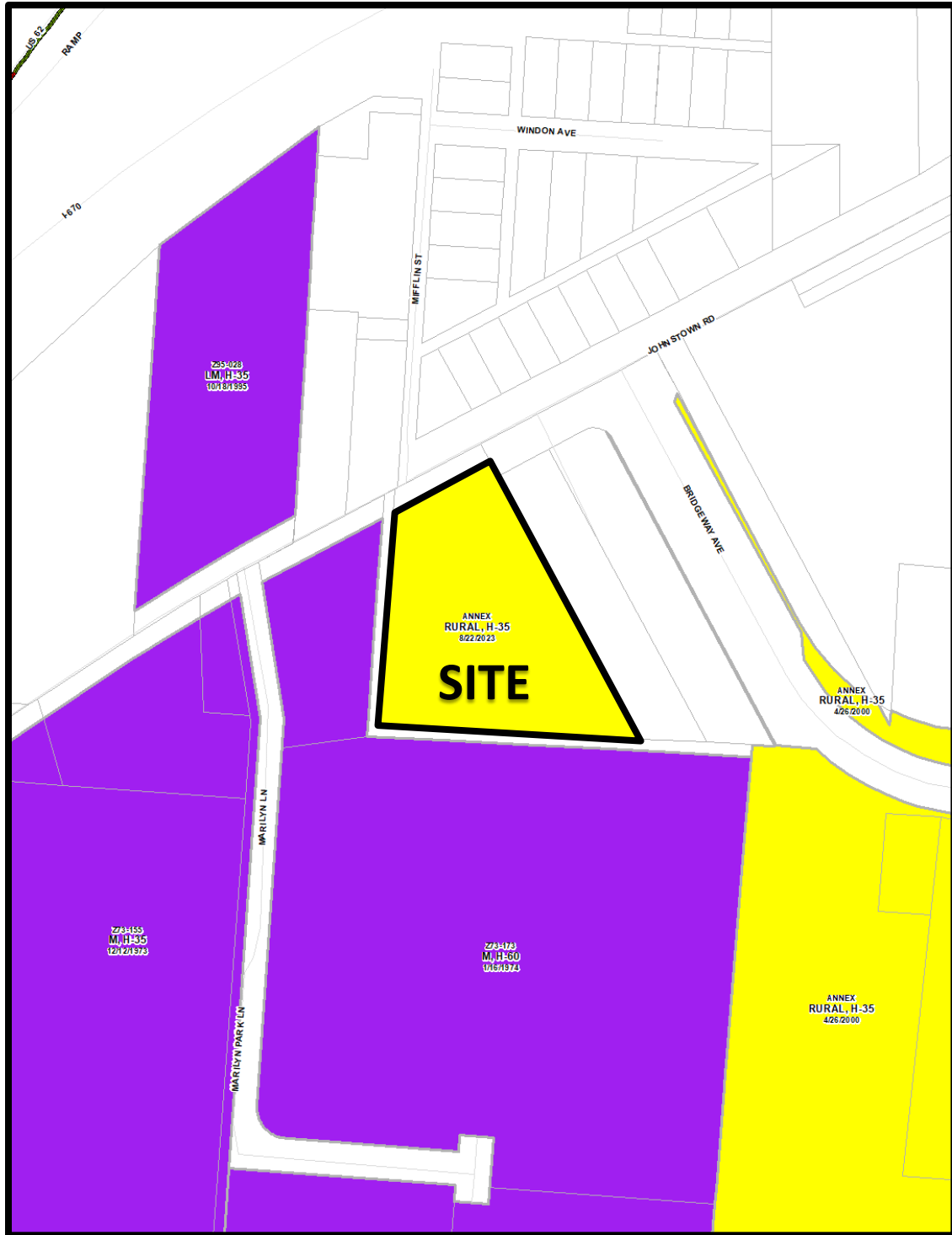
**BACKGROUND:**

- The 2.3 acre site consists of one parcel with warehouse and office facilities in the R, Rural District. The requested L-M, Limited Manufacturing District will allow for less-objectionable manufacturing uses.
- North of the site is a construction materials facility in the NC, Neighborhood Commercial District in Mifflin Township. East of the site is a construction materials facility in the LI, Limited Industrial District in Mifflin Township. East of the site is a manufacturing facility in the M, Manufacturing District. West of the site is an office building in the M, Manufacturing District.
- The site is within the planning boundaries of the *Port Columbus Joint Economic Development Strategy* (2008), which recommends “Mixed Use” land uses at this location.
- The site is not located within the boundaries of any area commission or neighborhood group.
- The limitation text includes use restrictions and a commitment to develop the site in accordance with the submitted site plan.

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

The requested L-M, Limited Manufacturing District will allow the site to be developed with less-objectionable manufacturing uses. The text includes appropriate use restrictions, as well as a commitment to develop the site in accordance with the submitted site plan. The proposal is consistent with the land use recommendations of the *Port Columbus Joint Economic Development Strategy* and will legitimize existing conditions. ~~There is a pending right-of-way dedication exception request 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 approval.~~ **Conditions have been met to receive Staff's recommendation of approval.**



Z24-053  
2897 Johnstown Rd.  
Approximately 2.30 acres  
R to L-M





Z24-053  
2897 Johnstown Rd.  
Approximately 2.30 acres  
R to L-M

## 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 #: Z24-053

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) Eric Zartman  
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054  
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. Airport Commerce Park LLC 875 North High Street, Suite 300 Columbus, Ohio 43215 (Zero 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 17<sup>th</sup> day of October, in the year 2024

  
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here



Justin M. Fox  
Attorney At Law  
Notary Public, State of Ohio  
My Commission Does Not Expire  
Sec. 147.03 R.C.

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