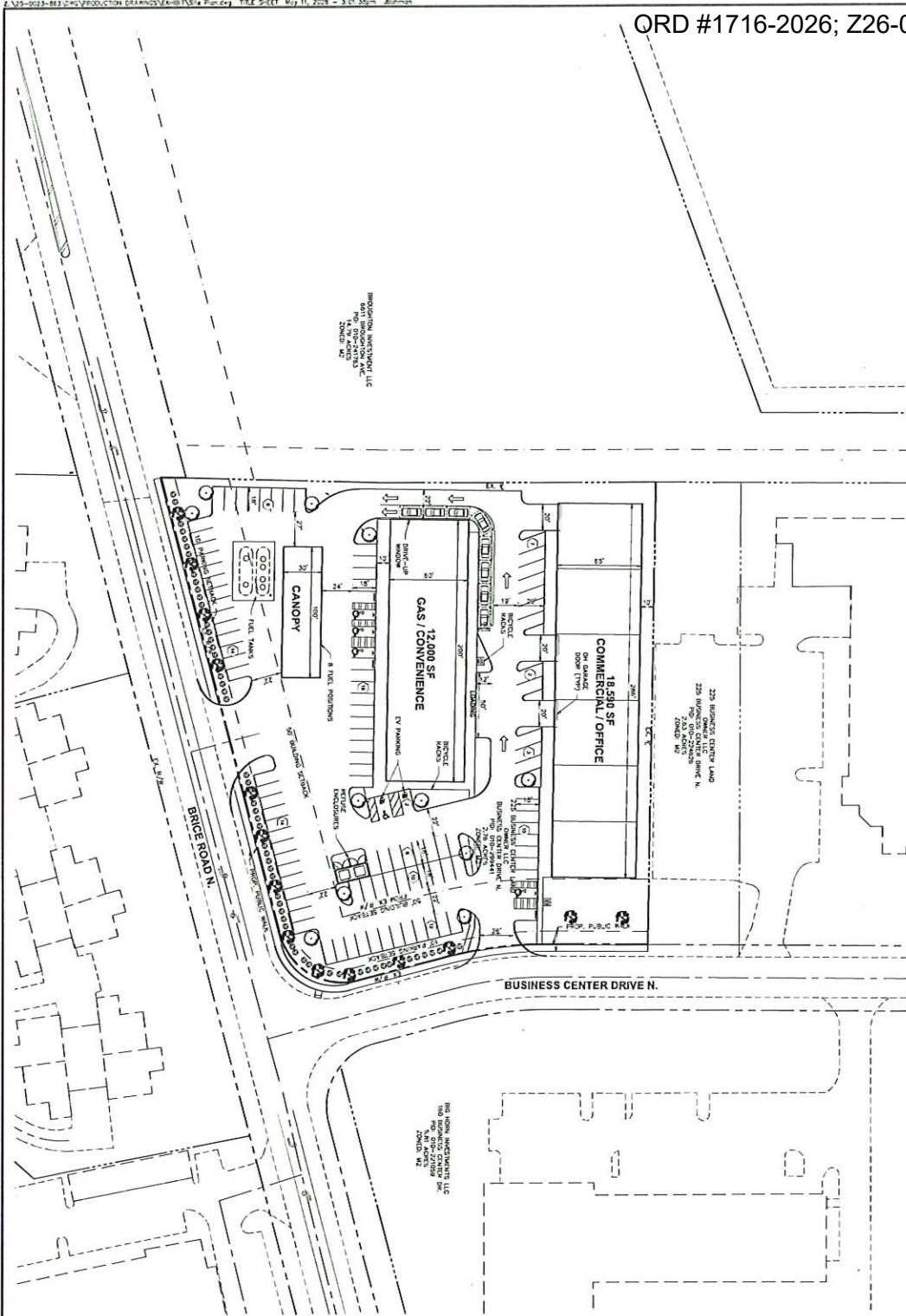


SITE PLAN FOR BRICE ROAD COMMERCIAL DEVELOPMENT 2026



SITE DATA TABLE

ZONING DISTRICT: M
 ZONING ADDRESS: BRICE ROAD N.
 PID: 010-29441
 SITE AREA: 2.76 AC (119,275 SF)
 NET SITE AREA LESS EX. ROW: 2.76 AC (120,226 SF)

PARKING CALCULATIONS:

COMMERCIAL PARKING: 276 SPACES
 TOTAL BUILDING AREA: 50,580 S.F.

PARKING REQUIRED:

COMMERCIAL / OFFICE BUILDING: 1 SPACE / 276 S.F. RETAIL + 1 SPACE / 400 S.F. OFFICE
 10,800 S.F. / 276 S.F. = 39.1 SPACES
 8,000 S.F. / 400 S.F. = 20.0 SPACES
 * TOTAL RETAIL = 8,100 + 10,800 = 18,900 S.F. * 10,801 S.F. THEREFORE 1275 PER 2312-48

TOTAL PARKING PROVIDED: 198 SPACES

NET SPACES PROVIDED: 198 SPACES

NET SPACES REQUIRED: 3 SPACES (INCLUDED 2 VAN ACCESSIBLE)
 19 SPACES (INCLUDED 2 VAN ACCESSIBLE)
 19 SPACES (INCLUDED 2 VAN ACCESSIBLE)
 2 SPACES (INCLUDED 2 VAN ACCESSIBLE)
 4 BIKER SPACES (FOR 80-140 AUTOMOBILE PARKING SPACES REQUIRED)
 4 BIKER SPACES (FOR 80-140 AUTOMOBILE PARKING SPACES REQUIRED)
 4 BIKER SPACES (FOR 80-140 AUTOMOBILE PARKING SPACES REQUIRED)



DESIGNER - ARCHITECT
 ADVANCED CIVIL DESIGN, INC.
 781 SOUTH ROLLINGWOOD, SUITE 100
 COLUMBUS, OHIO 43228
 PHONE: (614) 438-7720
 FAX: (614) 438-7725
 EMAIL: INFO@ADVANCEDCIVILDESIGN.COM

CLIENT - DEVELOPER - CONSTRUCTION MANAGER
 EDO INVESTMENT, LLC
 7700 WOODBURN AVENUE, SUITE 100
 COLUMBUS, OHIO 43235
 PHONE: (614) 418-9435
 FAX: (614) 418-9435
 EMAIL: ADVANCEDCIVILDESIGN.COM

CITY OF COLUMBUS, OHIO
 FOR
BRICE ROAD COMMERCIAL DEVELOPMENT

PLAN PROVIDED BY:
ADVANCED CIVIL DESIGN
 781 South Rollingwood, Suite 100
 Columbus, Ohio 43228
 Phone: (614) 438-7720
 Fax: (614) 438-7725
 Email: info@advancedcivil.com

SCALE: 1" = 40'
 DATE: 06/17/26
 SHEET: 1 / 1

5-20-26

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 14, 2026**

- 5. APPLICATION:** [Z26-001](#)
- Location:** **181 BUSINESS CENTER DR. (43004)**, being 2.76± acres located at the northwest corner of Business Center Drive and North Brice Road (010-299441; Far East Area Commission).
- Existing Zoning:** M-2, Manufacturing District.
- Request:** CPD, Commercial Planned Development District (H-35).
- Proposed Use:** Fuel sales and limited commercial development.
- Applicant(s):** Elissa Gunsorek; c/o Sean Mentel; 250 East Town Street, Suite 200; Columbus, OH 43215.
- Property Owner(s):** 225 Business Center Land Owner LLC; 17 State Street, Floor 34; New York, NY 10004.
- Planner:** Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

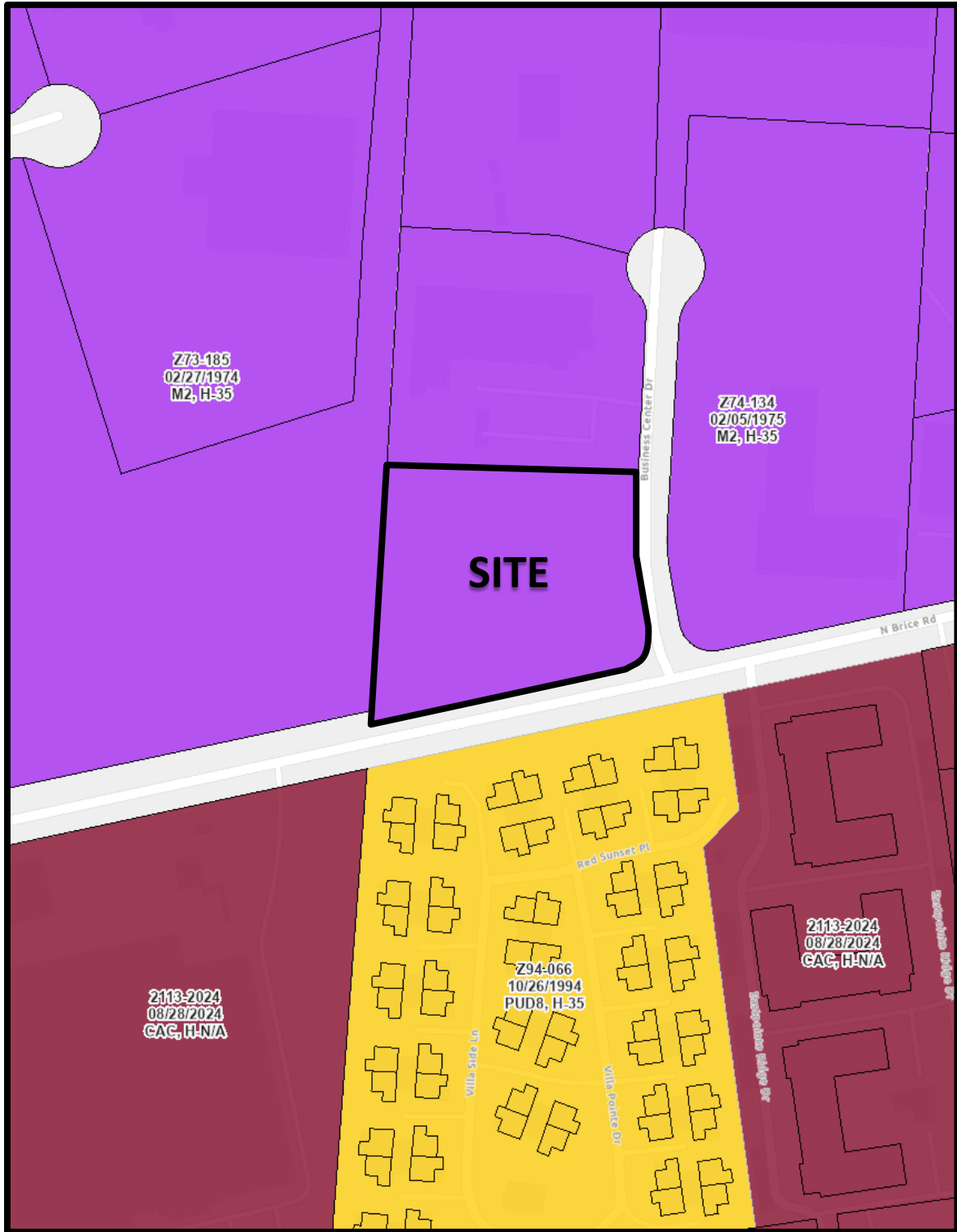
BACKGROUND:

- The 2.76± acre site consists of one undeveloped parcel in the M-2, Manufacturing District. The requested CPD, Commercial Planned Development District will allow limited commercial development, including fuel sales.
- North, east and west of the site are warehouses all in the M-2, Manufacturing District. South of the site are condominiums in the PUD-8, Planned Unit Development District.
- The site is within the planning area of the *Columbus Growth Strategy (2026) (CGS)*, which recommends “Industrial & Warehouse” land uses for this location.
- The site is located within the boundaries of the Far East Area Commission, whose recommendation is for approval.
- The development text establishes use restrictions, and supplemental development standards addressing building and parking setbacks, and screening. The text includes a commitment to develop the site in accordance with the submitted site plan.

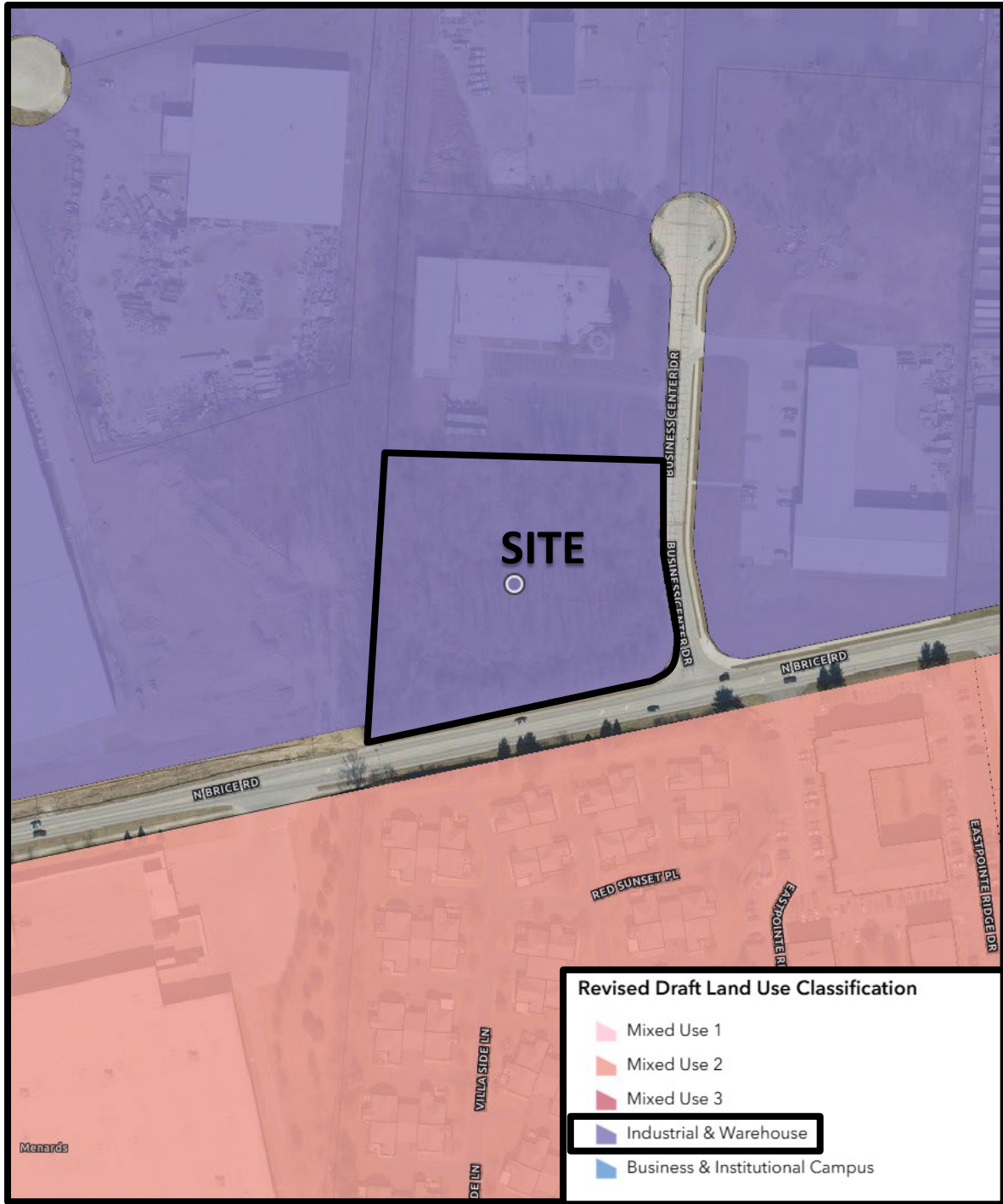
CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested CPD, Commercial Planned Development District will allow limited commercial development, including fuel sales. The requested CPD district is consistent with the *Columbus Growth Strategy's* land use recommendation. 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. CGS recommends this location for Industrial and Warehouse, which includes employment type uses, such as office, and retail if developed as a secondary use to the primary industrial and warehouse uses. As such, staff are supportive of the proposed uses. Although the site is recommended for Industrial and Warehouse, staff note CGS Mixed Use design guidelines are more applicable with a mix of proposed commercial, office, and retail

uses, which recommends that a high level of landscaping and screening should be provided between the right-of-way and parking lot, as well as buffering and screening between residential and non-residential uses. The request includes landscaped screening of parking along both roadway frontages which is consistent with CGS Mixed Use design guidelines.



Z26-001
181 Business Center Dr.
Approximately 2.76 acres
M-2 to CPD



Columbus Growth Strategy (2026)

Z26-001
181 Business Center Dr.
Approximately 2.76 acres
M-2 to CPD



Z26-001
181 Business Center Dr.
Approximately 2.76 acres
M-2 to CPD

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

Case Number Z26-001

Address 181 BUSINESS CENTER DRIVE

Group Name FAR EAST AREA COMMISSION

Meeting Date 4/7/2026

Specify Case Type

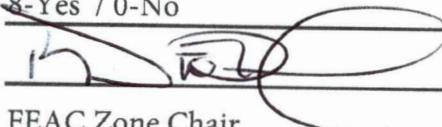
- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation Approval
(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

Approved with perimeter trees added per the City Development Department on Brice Rd and Business Center Drive.

Vote 8-Yes / 0-No

Signature of Authorized Representative 

Recommending Group Title FEAC Zone Chair

Daytime Phone Number 614-301-3104

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 #: Z26-001

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) Sean Mentel
of (COMPLETE ADDRESS) 250 East Town Street, Suite 200, Columbus, Ohio 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:

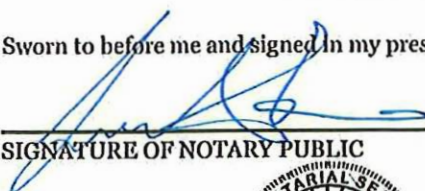
For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. Eco Investments, LLC Elissa Gunsorek 614-419-0425 New Albany, Ohio, 43054 5	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 16th day of JANUARY, in the year 2026

SIGNATURE OF NOTARY PUBLIC 

N/A Notary Seal Here
My Commission Expires



Jacob W. Avellslan
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Sec 147.03 O.R.C.

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