

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 8, 2026**

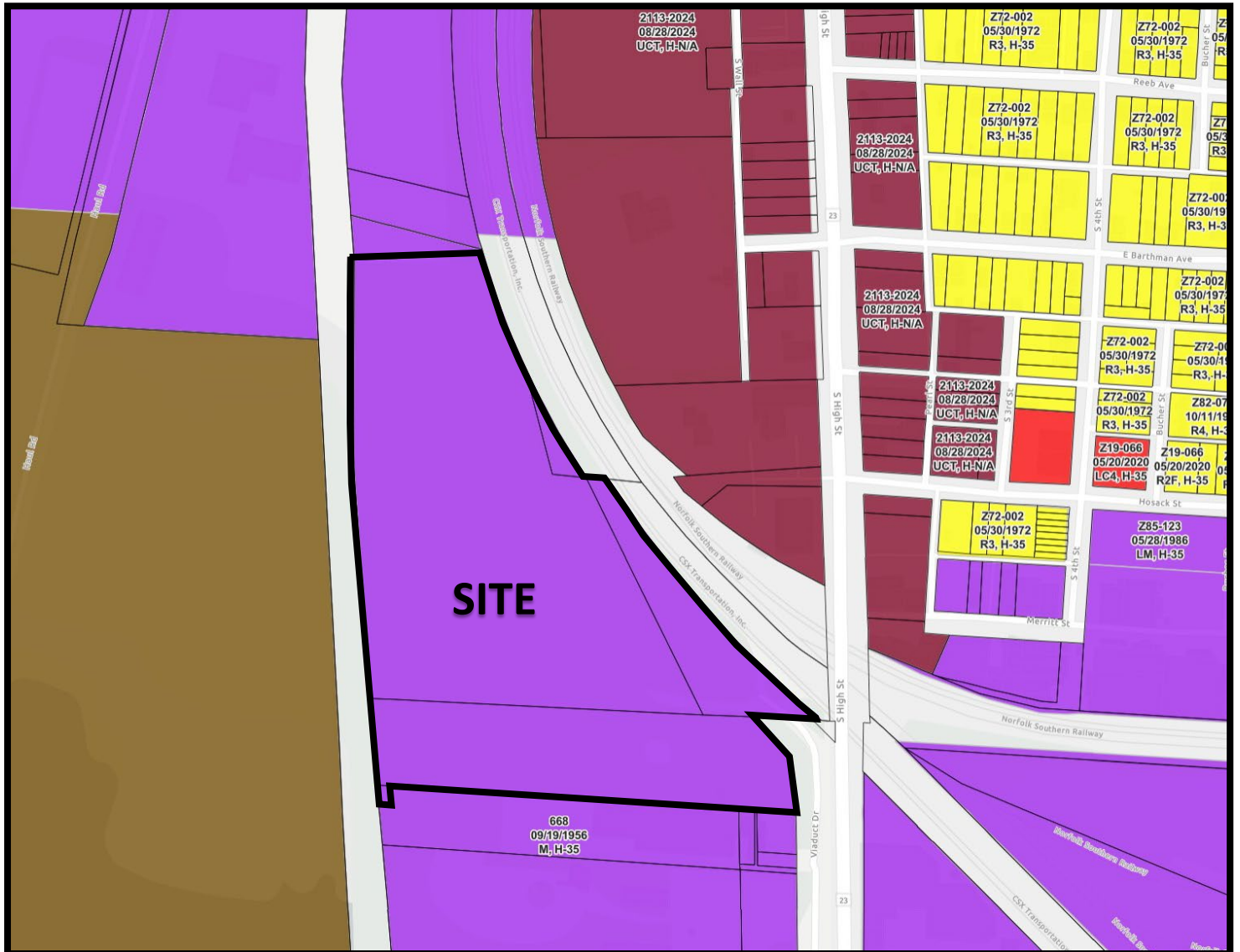
4. **APPLICATION:** [Z25-056](#)
Location: **1981 SOUTH HIGH ST. (43207)**, being **16.414.74±** acres the west side of South High Street, 565± feet south of Hosack Street (010-008499, ~~010-112264~~, ~~010-066158~~, and ~~010-066159~~ and **four others**; Columbus South Side Area Commission).
Existing Zoning: M, Manufacturing District.
Request: AR-O, Apartment Office District (H-110).
Proposed Use: Multi-unit residential development.
Applicant(s): Lotus Company, c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 120, New Albany, OH 43054.
Property Owner(s): 1981 South High LLC; 2050 South High Street, Columbus, OH 43207.
Planner: Alyssa Saltzman; 614-645-9625; ADSaltzman@columbus.gov

BACKGROUND:

- The **16.414.74±** acre site consists of ~~four~~ **five** parcels developed with an industrial use in the M, Manufacturing District. The site is subject to a Council variance (CV22-104; Ordinance #2606-2025), which allows multi-unit residential development, as an unspecified density, with increased building heights of sixty feet. The applicant requests the AR-O, Apartment Office District to allow for the first phase of a multi-unit residential development.
- North of the site are industrial uses in the M, Manufacturing District. West of the site is a quarry in the EQ, Excavation and Quarrying District. East of the site is railroad right-of-way. South of the site are office and warehouse uses in the M, Manufacturing District.
- Concurrent CV25-103 has been filed requesting variances to reduce perimeter parking lot screening, the required parking, parking setback line, allow a dumpster in a required setback, vision clearance, building lines, and perimeter yard.
- The site is within the planning boundaries of the *South Side Plan* (2014), which recommends “Industrial” land uses at this location. The site is subject to early adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018). This site has also been identified on the draft Columbus Growth Strategy map for “Mixed-Use 3” land uses.
- The site is located within the boundaries of the Columbus South Side Area Commission, whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of High Street as a Signature Corridor requiring 100 feet of right-of-way.

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

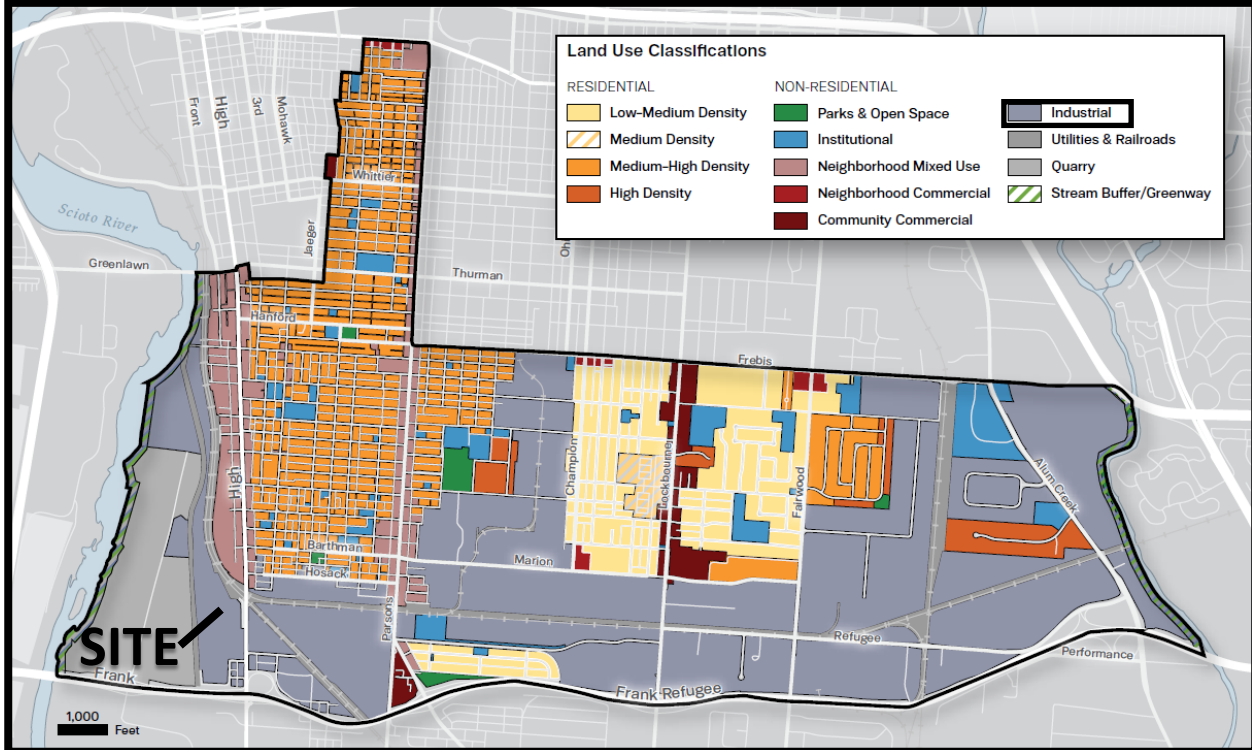
The requested AR-O, Apartment-Office District will allow multi-unit residential development with no density limitations. The requested district is compatible to those uses included in Council variance (CV22-104; Ordinance #2606-2025), which was approved in 2025. Additionally, the requested district is consistent with the future recommended land use of "Mixed-Use 3" by the draft Columbus Growth Strategy map. The Department of Public Service, Traffic Management Division notes that a traffic impact study has not yet been submitted for this application. Additional commitments or access revisions may be necessary based on the results of the approved traffic impact study. Upon completion of the required traffic impact study and resolution of any outstanding comments by the Department of Public Service, City Departments' recommendation can be for full approval.



Z25-056
L-M to AR-O
1981 South High Street
Approximately 16.41 acres

COLUMBUS PLANNING DIVISION

SOUTH SIDE PLAN

FIGURE 8: FUTURE LAND USE PLAN

Z25-056
 L-M to AR-O
 1981 South High Street
 Approximately 16.41 acres



Z25-056
L-M to AR-O
1981 South High Street
Approximately 16.41 acres

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

Case Number	<u>Z25-056 & CV25-103</u>
Address	<u>1951 S. HIGH STREET</u>
Group Name	<u>COLUMBUS SOUTH SIDE AREA COMM.</u>
Meeting Date	<u>December 16, 2025</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:

Rezoning and variances associated with parcels 1 and 2 approved by all commissioners.

Vote	<u>10-0-0</u>
Signature of Authorized Representative	<u>Kathryn F. Green</u> <small>Digitally signed by Kathryn F. Green Date: 2025.12.16 20:26:42 -05'00'</small>
Recommending Group Title	<u>Zoning Chair</u>
Daytime Phone Number	<u>614-565-1476</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.

Online Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z25-056

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 120, 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. Lotus Company 215 South State Street, 13th Floor Salt Lake City, Utah 84111 (Zero Columbus-based employees)	2. 1981 South High LLC 2050 South High Street Columbus, Ohio 43207 (Zero Columbus-based employees)
3. CSX Transportation Inc. 500 Water Street Jacksonville, Florida 32202 (Zero Columbus-based employees)	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 day of Oct, in the year 2025

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC 

My Commission Expires



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.