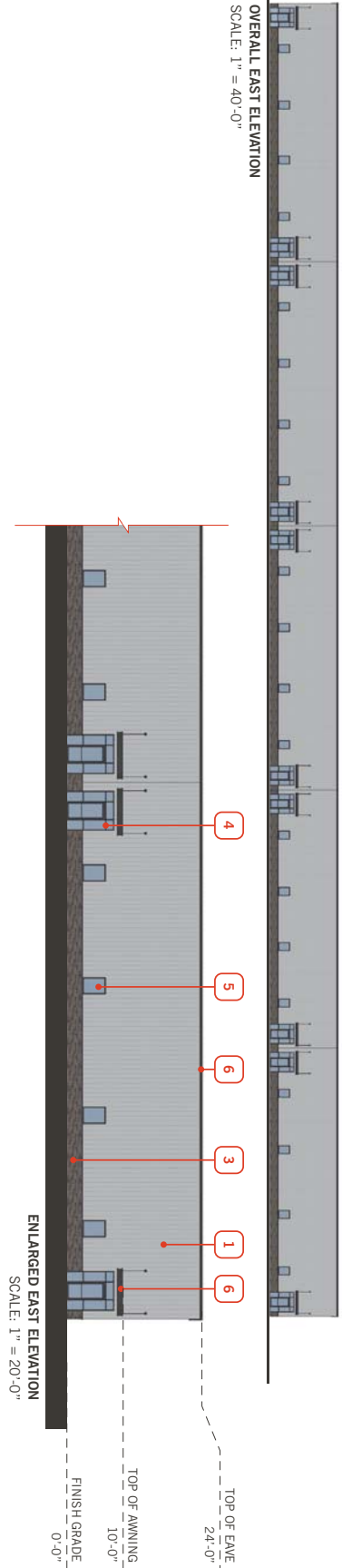
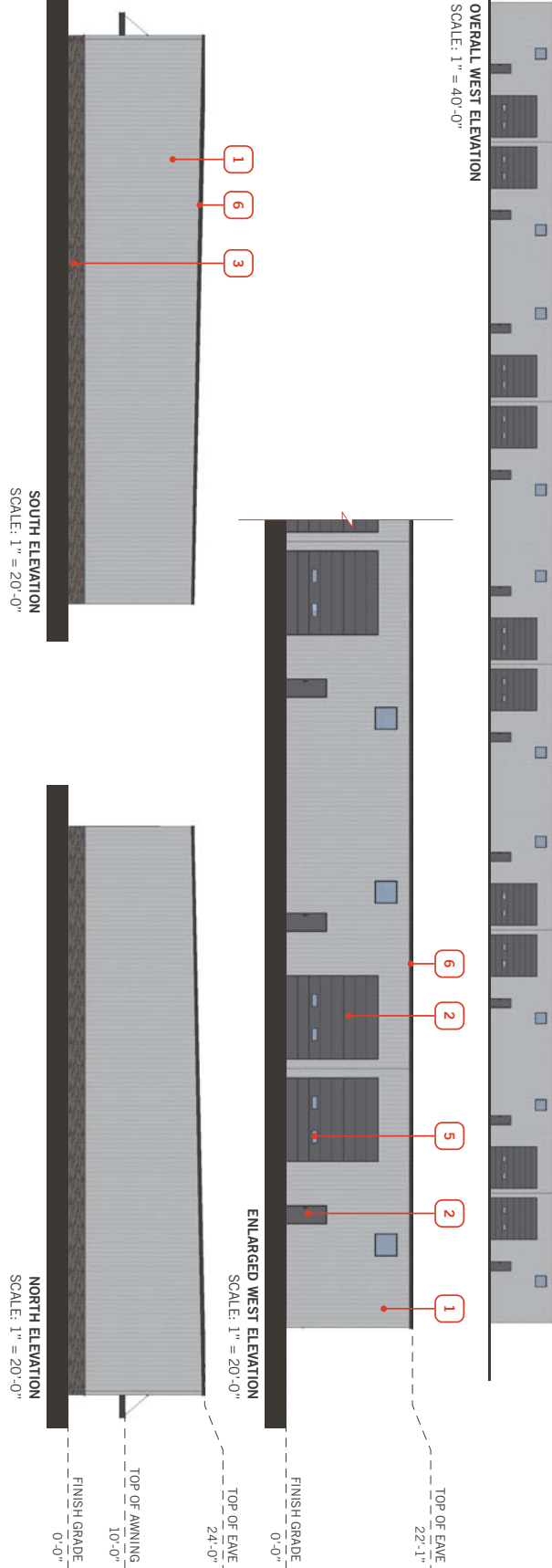


OVERALL EAST ELEVATION
SCALE: 1" = 40'-0"



OVERALL WEST ELEVATION
SCALE: 1" = 40'-0"



KEYNOTES

- 1 PEMB - ASH GRAY
CECO SIGNATURE 200
- 2 PEMB - DOORS
CHARCOAL GRAY
- 3 CPG - SPEC-BRIK
BASALT BLEND
- 4 ALUMINUM STOREFRONT
BLACK ANODIZED
- 5 GLAZING
VITRO OPTI-GRAY
- 6 AWNING/TRIM - COAL BLACK
CECO SIGNATURE 200

FINAL BUILDING ELEVATIONS RECEIVED 12.16.24 SHEET 1 OF 2 Z24-061

PIONEER DEVELOPMENT - LETWAY - COLUMBUS, OHIO -CBS24-0016-00

EXTERIOR ELEVATIONS - BUILDING 1

WARE MALCOMB

KEYNOTES

- 1 PEMB - ASH GRAY
CECO SIGNATURE 200
- 2 PEMB - CHARCOAL GRAY
CECO SIGNATURE 200
- 3 CPG - SPEC-BRIK
BASALT BLEND
- 4 ALUMINUM STOREFRONT
BLACK ANODIZED
- 5 GLAZING
VITRO OPTI-GRAY
- 6 AWNING/TRIM - COAL BLACK
CECO SIGNATURE 200

FINAL BUILDING ELEVATIONS RECEIVED 12.16.24 SHEET 2 OF 2 Z24-061

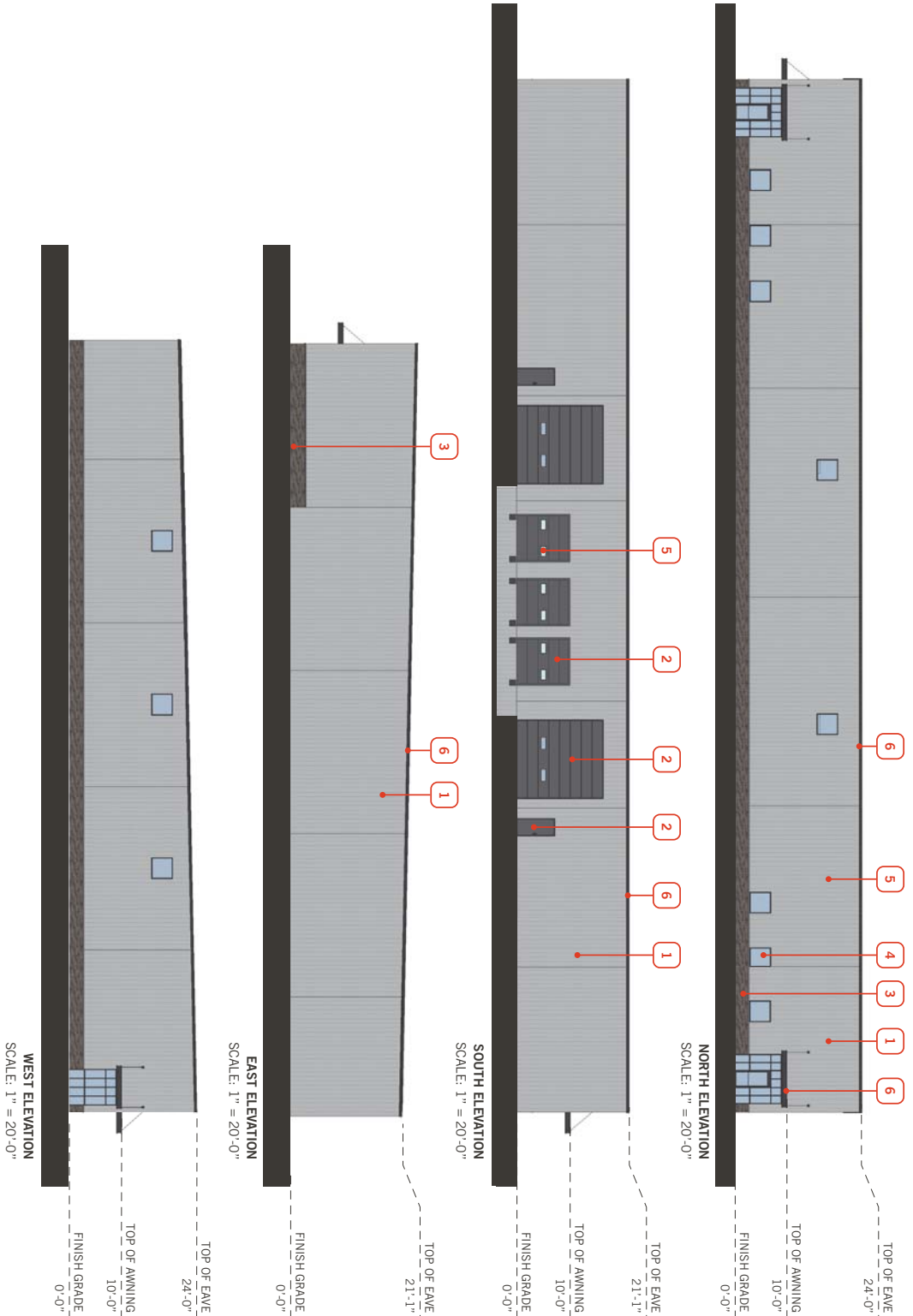
PIONEER DEVELOPMENT - LETWAY - COLUMBUS, OHIO - CBS24-0016-00

EXTERIOR ELEVATIONS - BUILDING 2

WARE MALCOMB

12.20.2024

PG 7

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 9, 2025**

- 10. APPLICATION:** [Z24-061](#)
Location: **1895 JETWAY BLVD. (43219)**, being 7.98± acres located on the west side of Jetway Boulevard; 1,500± feet north of Old Country Lane (010-255956 and 010-255957; Northeast Area Commission).
Existing Zoning: L-M, Limited Manufacturing District.
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use: Limited manufacturing uses.
Applicant(s): Jetway, LLC; c/o Aamer Patel; 2028 East Den White Boulevard, Suite 240-6325; Austin, TX 78741.
Owner(s): Jetway, LLC; 2980 Swizer Avenue; Columbus, OH 43219.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

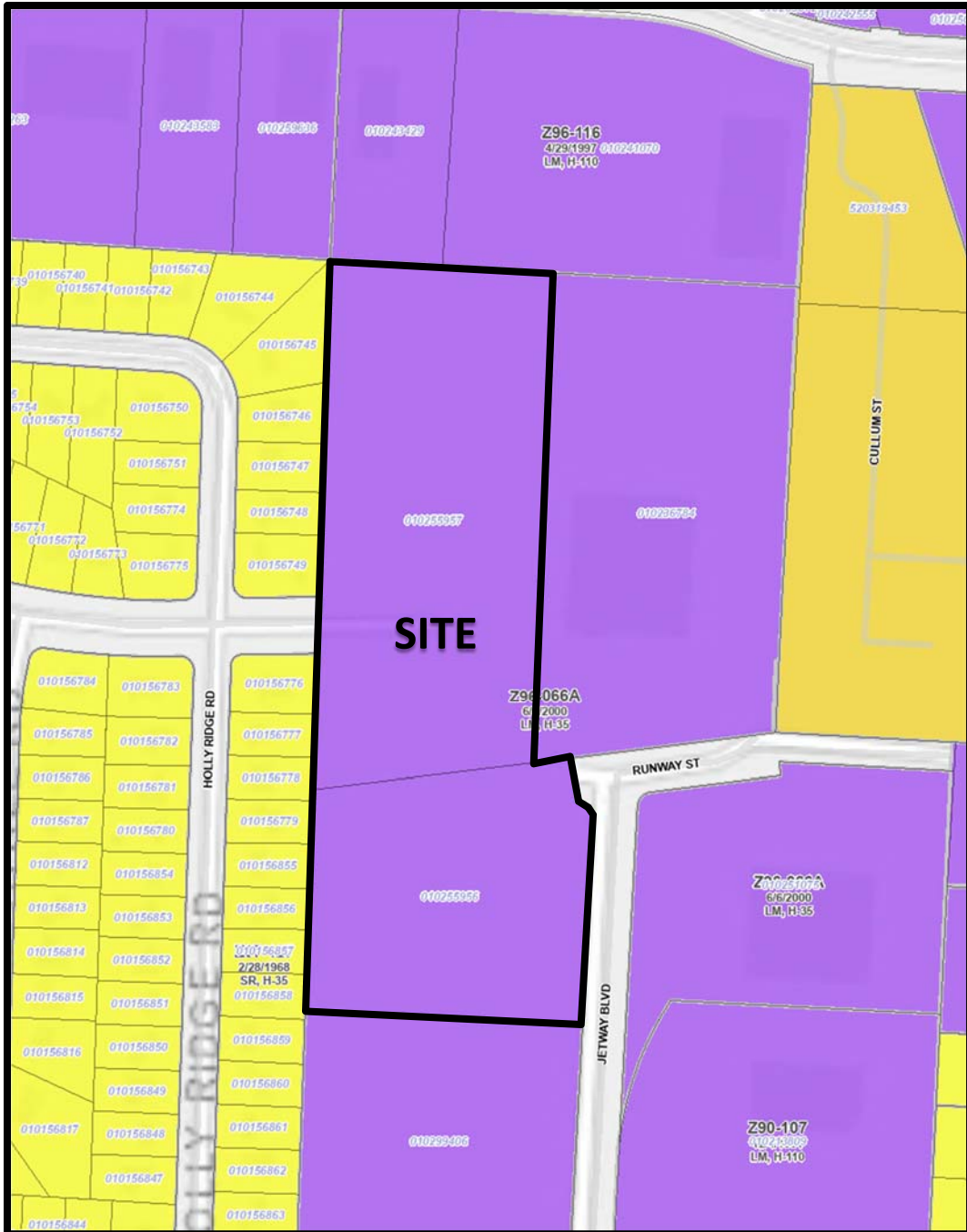
BACKGROUND:

- The 7.98± acre site consists of two undeveloped parcels in the L-M, Limited Manufacturing District, with part of the site subject to the I-670 Graphics Control Overlay. The applicant requests a new L-M district at this location to update commitments regarding building materials and setbacks and buffering along the western property line. New exhibits including a site plan and building elevations have been submitted as well.
- North and east of the site are office/warehouses in the L-M, Limited Manufacturing District. South of the site is undeveloped land in the L-M, Limited Manufacturing District. West of the site are single-unit dwellings in the SR, Suburban Residential District.
- The site is within the planning boundaries of the *Northeast Area Plan (2007)*, which recommends “Office-Light Industrial” land uses at this location.
- The site is located within the boundaries of the Northeast Area Commission whose recommendation had not yet been received when this report was written.
- The limitation text includes use restrictions, limiting the site to C-2 commercial uses and a limited number of less-objectionable manufacturing uses, and establishes supplemental development standards addressing building size, building and parking setbacks, building height, parking arrangements, lot coverage, dumpster screening, tree preservation, and lighting. Additionally, the text includes commitments to development the site in accordance with the submitted building elevations and site plan.

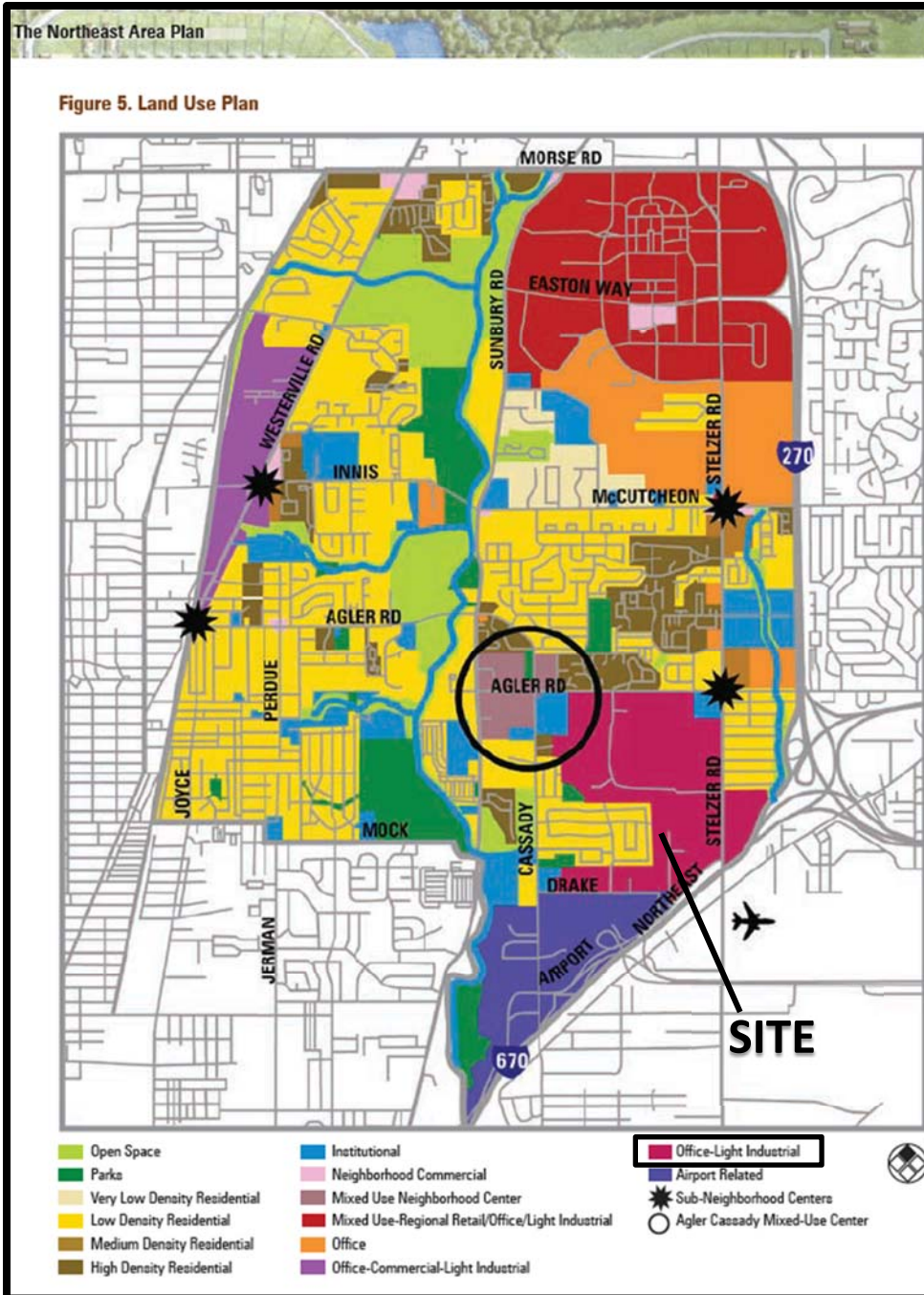
CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested L-M, Limited Manufacturing District will allow limited commercial and less-objectionable manufacturing uses, consistent with the land use recommendation of the *Northeast*

Area Plan. Additionally, the limitation text includes commitments to develop the site in accordance with the submitted building elevations and site plan. The site plan shows tree preservation and buffering along the western property line. The proposed uses and site plan are consistent with the development pattern along Jetway Boulevard and includes development standards that adequately buffer adjacent residential uses.



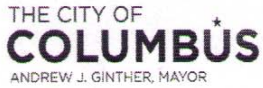
Z24-061
1895 Jetway Blvd.
Approximately 7.98 acres
L-M to L-M



Z24-061
1895 Jetway Blvd.
Approximately 7.98 acres
L-M to L-M



Z24-061
1895 Jetway Blvd.
Approximately 7.98 acres
L-M 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 Z24-061

Address 1895 JETWAY BLVD. (43219)

Group Name NORTHEAST AREA COMMISSION

Meeting Date January 9, 2025

Specify Case Type

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

Recommendation (Check only one)

- Approval
- Disapproval

LIST BASIS FOR RECOMMENDATION:

The opposition from the community was related to insufficient screening from their homes. The applicant has agreed to the following:
To provide additional lower height evergreens (no mounding) that will provide sufficient screening along the west side near the loading zone exits.

Vote YES (7), NO(0)

Signature of Authorized Representative Commissioner Elena Moore

Recommending Group Title Northeast Area Commission

Daytime Phone Number 614-519-2195

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.

