

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

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

PEMB - DOORS CHARCOAL GRAY

4

ALUMINUM STOREFRONT
BLACK ANODIZED

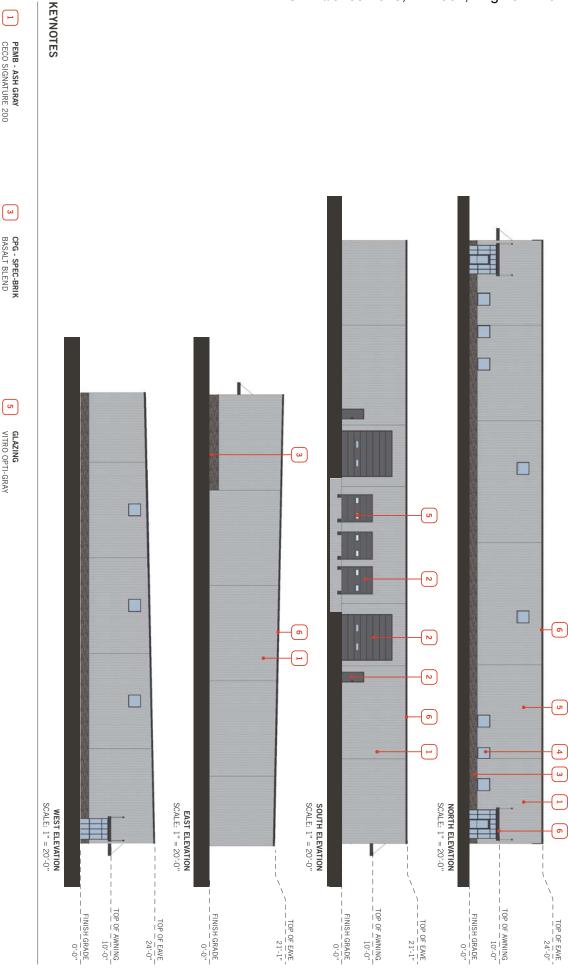
6

AWNING/TRIM - COAL BLACK CECO SIGNATURE 200

EXTERIOR ELEVATIONS - BUILDING 1

WARE MALCOMB 12.20.2024

PG 6



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

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

PEMB - CHARCOAL GRAY CECO SIGNATURE 200

N

PEMB - ASH GRAY CECO SIGNATURE 200

ω

CPG - SPEC-BRIK BASALT BLEND

4

ALUMINUM STOREFRONT
BLACK ANODIZED

6

GLAZING VITRO OPTI-GRAY

AWNING/TRIM - COAL BLACK CECO SIGNATURE 200

EXTERIOR ELEVATIONS - BUILDING 2

WARE MALCOMB 12.20.2024

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

10. APPLICATION: <u>Z24-061</u>

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:

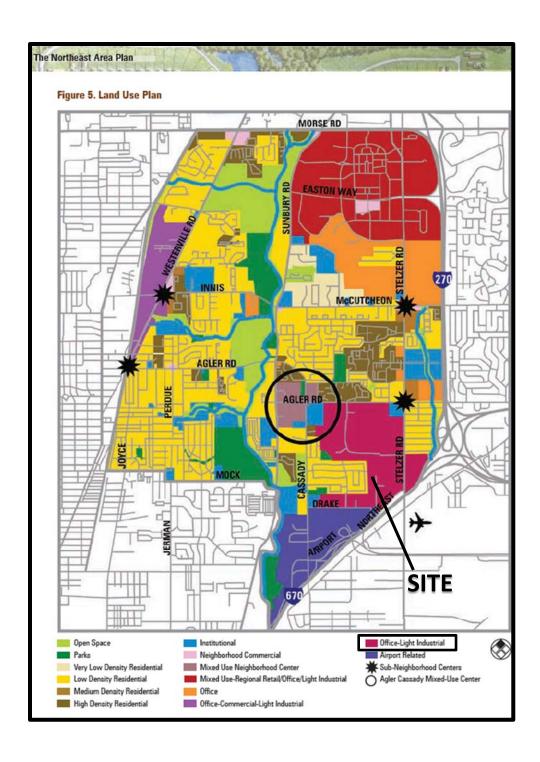
- The 7.98± acre site consists of two undeveloped parcels in the L-M, Limited Manufacturing District, with part of the site subject to the I-670 Graphics Control Overlay. The applicant requests a new L-M district at this location to update commitments regarding building materials and setbacks and buffering 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.
- o 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.

<u>CITY DEPARTMENTS' RECOMMENDATION</u>: Approval.

The requested L-M, Limited Manufacturing District will allow limited commercial and lessobjectionable 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 		
1'	☐ 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 sone exits.

Vote	YES (7), NO(0)	
Signature of Authorized Representative	Commissioner Elenora 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.



ORD #0163-2025; Z24-061; Page 10 of 10 **Rezoning Application**

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

PROJECT DISCLOSURE STATEMENT

Z24-061 APPLICATION #:

Parties having a 5% or more interest in the project that is the sul	bject 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) Aamer Patel	
of (COMPLETE ADDRESS) 2028 E Ben White Blvd, Ste	240-6325, Austin, TX, 78741
	DULY AUTHORIZED ATTORNEY FOR SAME and the following is a
list of all persons, other partnerships, corporations or entities ha application in the following format:	aving a 5% or more interest in the project which is the subject of this
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	2.
Jetway Flex, LLC Aamer Patel (469) 939-1238	Jetway, LLC (614) 499-7000
2028 E Ben White Blvd, Ste 240-6325, Austin, TX, 78741	2980 Switzer Ave, Columbus, Ohio, 43219
None	None
3.	4.
Check here if listing additional parties on a separate page	2.
SIGNATURE OF AFFIANT 194	day of OCTOBER, in the year 2024
Sworn to before me and signed in my presence this	day of OC10BEK, in the year 2024 Notary Seal Here
SIGNATURE OF NOTARY PUBLIC	My Commission Expires 10 SE CONTREENS 11 CONTREENS 10 SE C
This Project Disclosure Statement exp	pires six (6) months after date of notarization. $^{11/09/2}_{2024}$