

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 10, 2023**

- 5. APPLICATION: Z23-030**
Location: **2677 WEYBURN RD. (43232)**, being 8.54± acres located at the northeast and northwest corners of Weyburn Road and Refugee Road (010-027888 and 010-027890; Mideast Area Commission).
Existing Zoning: C-4, Commercial District and C-2, Commercial District.
Request: ARLD, Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): Domenic Spenser; c/o Robert Artrup, Agent; 3141 Polley Road; Columbus, OH 43221.
Property Owner(s): ASMRE Holdings, LLC; c/o Patrick Shivley; 4525 Harbor Boulevard; Columbus, OH 43232.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

BACKGROUND:

- The site consists of two undeveloped parcels in the C-4, and C-2, Commercial districts. The applicant is requesting the ARLD, Apartment Residential District to permit a multi-unit residential development with a maximum of 17.4 units per acre.
- To the north of the site are single-unit dwellings in the ARLD, Apartment Residential District. To the south is a single-unit dwelling in the R, Rural District, two religious facilities in the C-3 and C-4, Commercial Districts, and a parking lot in the R-1 Residential District. To the east is a religious facility in the L-I. Limited Institutional District. To the west is undeveloped land in the C-2, Commercial District.
- Concurrent CV23-074 has been filed to reduce the building setback requirements for a proposed 138-unit apartment complex on the west parcel. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the boundaries of the Mideast Area Commission, whose recommendation is for approval.
- The traffic access study is under review by the Division of Traffic Management to assess what pedestrian crossing infrastructure may be required at the intersection of Weyburn Road and the access road.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Refugee Road as a Suburban Commuter Corridor requiring 160 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Conditional Approval *Approval

The requested ARLD, Apartment Residential District will permit a multi-unit residential development containing up to 140 apartment units. The property does not have a recommended

land use, however, Planning is supportive of the proposal, but requests landscaping along the site's edges and street trees along the Weyburn frontage for consistency with *Columbus Citywide Planning Policies* (2018) design guidelines. The Division of Traffic Management is generally supportive of the proposal upon the condition that the developer commits to implementing transportation improvements and/or pedestrian crossing infrastructure at the intersection of Refugee Road and Weyburn Road as determined by the Division of Traffic Management upon review and approval of the traffic access study. Upon resolution of the outstanding comments from the Department of Department of Public Service, City Departments' recommendation will be revised to full approval. ***City Departments' recommendation has been updated to approval.**

7!(/ 'C-2 to ARLD



Z23-030
2677 Weyburn Rd.
Approximately 8.54 acres
C-4 & C-2 to ARLD

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 Z23-030

Address 2677 WEYBURN RD

Group Name MIDEAST AREA COMMISSION

Meeting Date 6/20/2023

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:

Vote

11 YES 1 ABSTAIN

Signature of Authorized Representative

Quay H. Barnes

Recommending Group Title

MIDEAST AREA COMMISSION

Daytime Phone Number

614-216-6418

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: _____

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) ROBERT ARTRUP
of (COMPLETE ADDRESS) 3141 POLLEY RD COLUMBUS, OHIO 43221

deposes and states that (he/she) is 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:

Name of Business or individual (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. n/a Devco Development c/o Domenic Spencer 404-791-2627 PO BOX 4108 Bellevue, WA 98009 0 Columbus Based Employees	2. n/a ASMRE Holdings, LLC c/o Patrick Shivley 404-791-2627 4525 Harbor Blvd. Columbus, OH 43232 0 Columbus Based Employees
3. n/a	4. n/a

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 12 day of MAY, in the year 2023

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here



Charles A. Koenig
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

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