

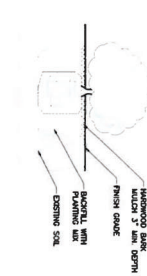
- NOTES**
- 1) UNLESS NOTED OTHERWISE, ALL PLANT MATERIALS SHALL BE SUPPLIED BY THE LANDSCAPE ARCHITECT.
 - 2) LANDSCAPE BIDS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.

PLANT MATERIALS LIST

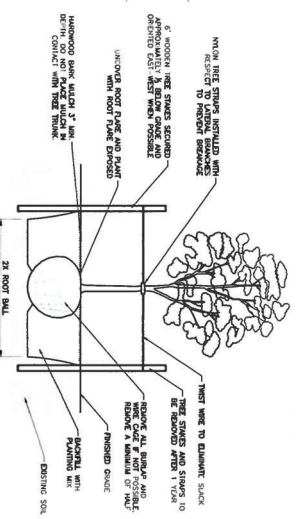
QUANTITY	ABB	SPECIFIC NAME	COMMON NAME	SIZE	ROOT
6	AND	ACER RUBRA	OCTOBER GLORY	2"	BAR
5	AND	PAVANI'S ACER	NORTON CIRCLE EXCAVATION	2"	BAR
7	AND	QUERCUS BRUCEI	SWAMP WHITE OAK	2"	BAR
6	AND	QUERCUS PRINCEPI	FRONTIER PRINCEPI OAK	2"	BAR
14	AND	JANQUETIA NODOSA	SHRUBS	2"	BAR
50	AND	VERBENA OFFICINALE	SPRING VERBENA	2"	BAR

NOTE: CONTRACTOR IS RESPONSIBLE FOR ALL PLANT QUANTITIES SHOWN ON PLAN.

SHRUB PLANTING DETAIL



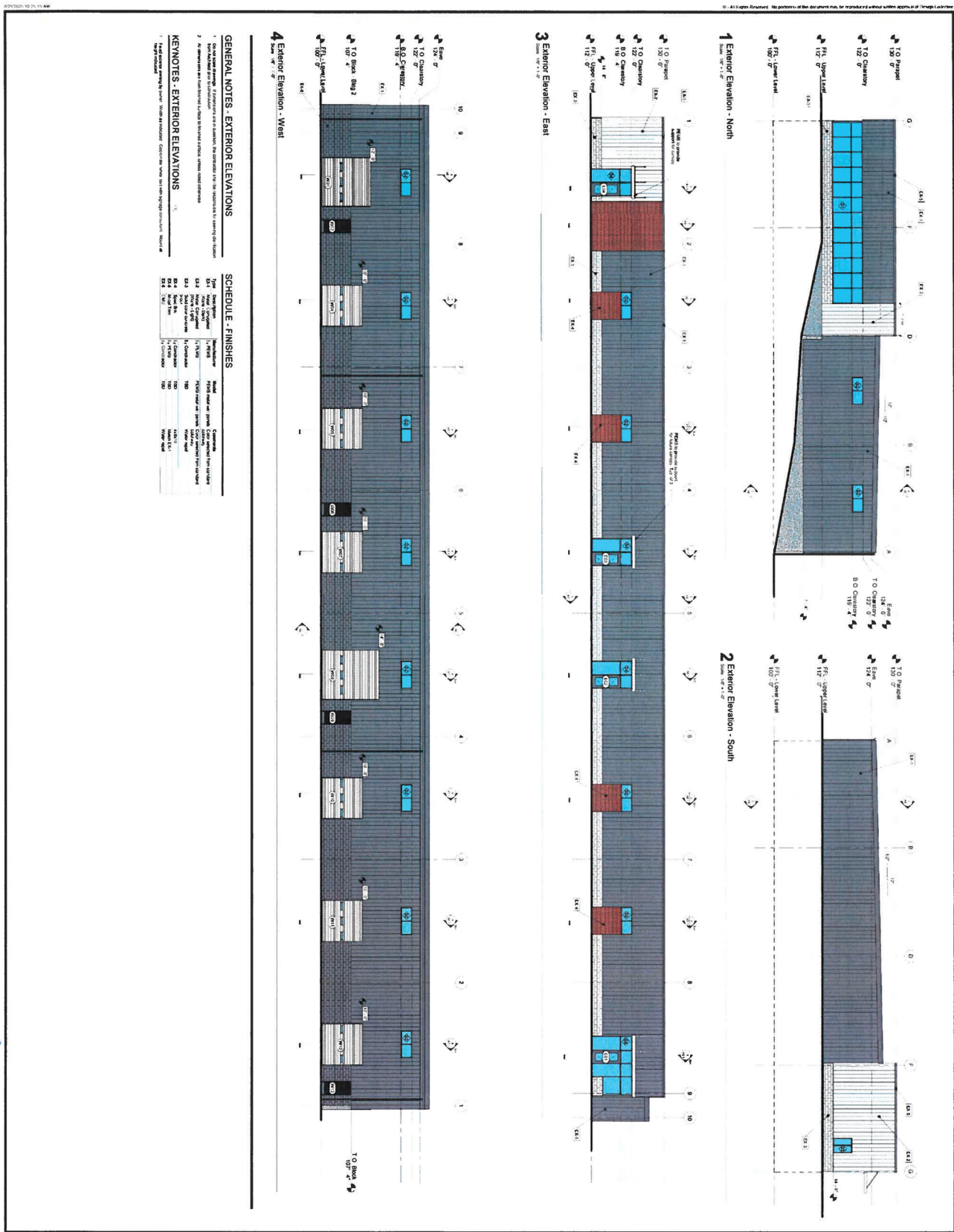
DECIDUOUS TREE PLANTING DETAIL



Step 1004-3-16-20

Final Site Plan Received 3.16.26; Sheet 2 of 2; CV26-003

<p>LANDSCAPE PLAN</p> <p>DATE: MARCH 2026 (DRAWN BY: TH)</p> <p>DWG SCALE: AS NOTED (CHECKED BY: TJV)</p> <p>PROJECT NO: 246-034</p> <p>APPROVED BY: TJV</p>	<p>FREELAND DEVELOPMENT</p> <p>FREELAND CONTRACTING CO.</p> <p>CITY OF COLUMBUS</p> <p>FRANKLIN COUNTY, OHIO</p>	<p>CEC</p> <p>Civil & Environmental Consultants, Inc.</p> <p>8800 Lyra Drive Suite 300 Columbus, OH 43240 Ph: 614.540.6633 www.cecinc.com</p>	<p>SUBMITTAL RECORD</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION			
NO.	DATE	DESCRIPTION							



Final Building Elevations Received 3.16.26; Sheet 1 of 2; CV26-003

Handwritten signature: Alyssa Adda-3-16-26

Design Collective

NOT FOR CONSTRUCTION

PROJECT NAME
Construction Set

PROJECT NO
1339 01

Freeland Contracting - Building 2
South High Street
Columbus, Ohio

DATE
8/29/2025

PROJECT NO
1339 01

EXTERIOR ELEVATIONS
A4.1

C800

**CITY COUNCIL – ZONING COMMITTEE
STAFF REPORT
COUNCIL VARIANCE**

APPLICATION: CV26-003
Location: 2295 S. HIGH ST. (43201), being 7.74± acres located on the west side of South High Street, 450± feet south of Route 104 (010-113280; Far South Columbus Area Commission).
Existing Zoning: CAC, Community Activity Center District.
Proposed Use: Flex warehouse and storage.
Applicant(s): Fireland High, LLC; c/o Elizabeth Seedorf, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The site consists of one parcel developed with a contractor's office in the CAC, Community Activity Center District. The applicant requests the addition of two buildings that will contain warehouse flex, office, and storage uses. Variances to abutting residential district setbacks, surface parking setbacks, public entry, landscaping buffer, and increased fence height are included in the request.
- A Council variance is required because storage and warehousing uses are not allowed in the CAC district.
- North of the site is a manufactured home park in the CAC, Community Activity Center District. South and east of the site are auto service and sales uses in the CAC, Community Activity Center District. West of the site is undeveloped property in the SR, Suburban Residential District.
- The *Columbus Growth Strategy* (2026) recommends "Mixed-Use 2" land uses at this location.
- The site is located within the boundaries of the Far South Columbus Area Commission whose recommendation is for approval.
- Staff concur with the applicant's analysis of the seven practical difficulties in achieving this proposed development, and support the variances to abutting residential district setbacks, surface parking setbacks, public entry, landscaping buffer, and increased fence height.

CITY DEPARTMENTS' RECOMMENDATION: Approval

While warehouse and storage uses are not allowed in the CAC district, staff notes the following: that the proposed development includes office components; that all storage uses will be contained within buildings that are located behind the principal office building; and that the

adjacent SR, Suburban Residential District is undeveloped, and likely will remain undeveloped given its location in the floodway and proximity to heavy industrial uses. Additionally, the plan demonstrates the addition of sidewalks along South High Street and Service Road B, adding to a more walkable environment. The request will not introduce incompatible use to the surrounding area.

Council Variance Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A. Permit a variation in the yard, height or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the zoning district established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the comprehensive plan.

Before authorizing any variance from the Zoning Code in a specific case, city council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

In granting a variance pursuant to this section, council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

The following factors shall be used in determining whether the applicant has encountered practical difficulties in the use of the property. Respond to the following statements:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

Yes No

See attached Statement of Hardship.

2. Whether the variance is substantial.

Yes No

See attached Statement of Hardship.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

Yes No

See attached Statement of Hardship.

Council Variance Application

DEPARTMENT OF BUILDING
 AND ZONING SERVICES

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4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

Yes No

See attached Statement of Hardship.

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

Yes No

See attached Statement of Hardship.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

Yes No

See attached Statement of Hardship.

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Yes No

See attached Statement of Hardship.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

See attached Statement of Hardship.

Signature of Applicant Jeffrey Fry

Digitally signed by Jeffrey Fry
 Date: 2026.01.19 07:52:36 -05'00'

Date _____

STATEMENT OF HARDSHIP

Property Address: 2295 South High Street, Columbus, Ohio 43207

Applicant: Frieland High LLC

Application: CV26-003

Date: March 11, 2026

The subject property consists of 7.74+/- acres (the “Site”) located along the west side of South High Street. The Site was rezoned by the City of Columbus to Community Activity Center (“CAC”) on August 28, 2024. The properties to the north, east, and south are zoned CAC. The properties to the west are zoned SR Residential. The applicant proposes to construct a secondary building and accessory building on the Site in addition to the existing principal building (the “Proposed Expansion”) which will require the variances listed below (collectively, the “Requested Variances”).

The applicant is requesting a variance from 34.E.20.030(J)(2) requiring fences to be limited to 4 feet in height to increase the fence height limit to 8 feet (the “General Fence Height Variance”).

The applicant is requesting a variance from 34.E.20.080(C) requiring a setback abutting a residential district to be a minimum of 25 feet to decrease that setback abutting a residential district to 5 feet (the “Setback Variance”).

The applicant is requesting a variance from 34.E.20.080(G) prohibiting a parking lot between the principal building and a street to allow for a parking lot to exist between the principal building and Service Road B (the “Parking Lot Variance”).

The applicant is requesting a variance from 34.G.20.030(B)(1)-(2) requiring a landscape buffer between the CAC district and adjacent residential districts and limiting fence height to 6 feet to allow for no landscape buffer between the Site and the SR Residential district to the west and to allow for the fence height to be 8 feet (the “Landscape Buffer Variance”).

The applicant is requesting a variance from 34.F.40.030(A)(1)(a) requiring the public realm to be extended into the Site via pedestrian connection which has a minimum width of 20 feet and a maximum width of 36 feet to allow for the pedestrian circulation connection to have a minimum width of 0 feet along the Service Road B frontage (the “Pedestrian Circulation Variance”).

The applicant is requesting a variance from 34.E.20.030(C) requiring a public entrance on the secondary building along the frontage of Service Road B to allow for no front entrance along the frontage of Service Road B (the “Entrance Variance”).

The applicant is requesting a variance from 34.E.20.100 to allow for flex building for (i) office purposes, (ii) indoor contractor’s equipment and materials storage and (iii) indoor automobile, large vehicle and equipment storage (the “Use Variance”).

Factors for consideration:

Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

The Site was rezoned in 2024 as part of the City of Columbus' Zone In initiative. The applicant started the process of the Proposed Expansion prior to the rezoning of the Site. Now that the Site has been rezoned to CAC, the applicant cannot complete the Proposed Expansion without the Requested Variances.

Whether the variance is substantial.

With respect to the General Fence Height Variance, the applicant is seeking to increase the fence height by 4 feet. The additional fence height is needed for security purposes.

With respect to the Setback Variance, the applicant is seeking to reduce the setback by 20 feet where the dumpster is located. Otherwise, there will be no encroaching into this setback.

With respect to the Parking Lot Variance, the applicant is seeking to remove the prohibition on the parking lot between the principal building and the street. The parking lot between the principal building and Service Road B already exists. However with the Proposed Expansion, the parking lot will be redesigned and reconfigured such that this variance is likely required.

With respect to the Landscape Buffer Variance, the applicant is seeking to remove the requirement for a landscape buffer and increase the fence height to 8 feet. The applicant owns the residentially zoned property to the west and there is a storm easement proposed through the area where the landscape buffer would be located.

With respect to the Pedestrian Circulation Variance, the applicant is seeking reduce the minimum pedestrian circulation width by 20 feet. For security reasons, the applicant cannot have public pedestrian circulation through the Site.

With respect to the Entrance Variance, the applicant is seeking to not have the front entrance on the north façade of the secondary building fronting Service Road B and instead have the front entrance on the east side of the secondary building.

With respect to the Use Variance, the applicant is seeking to allow for a use of flex building for office and indoor contractors equipment storage which are not explicitly permitted under the CAC zoning district. To avoid storing necessary equipment for the applicant's business outdoors, the applicant is requesting the Use Variance to allow for materials, equipment and large vehicles to be stored in one of the two new proposed buildings.

Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

The adjoining properties will not suffer a substantial detriment because of the Requested Variances due to the fact that the surrounding area is generally industrial or commercial. Additionally, the applicant's reinvestment in the area will be a benefit to surrounding property owners.

Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

The grant of the above variances will not adversely affect the delivery of governmental services.

Whether the property owner purchased the property with knowledge of the zoning restriction.

The applicant purchase the Site in 2019 which was 5 years before the City of Columbus rezoned the Site. The applicant purchased the Site without knowledge of the zoning restrictions necessitating the Requested Variances.

Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

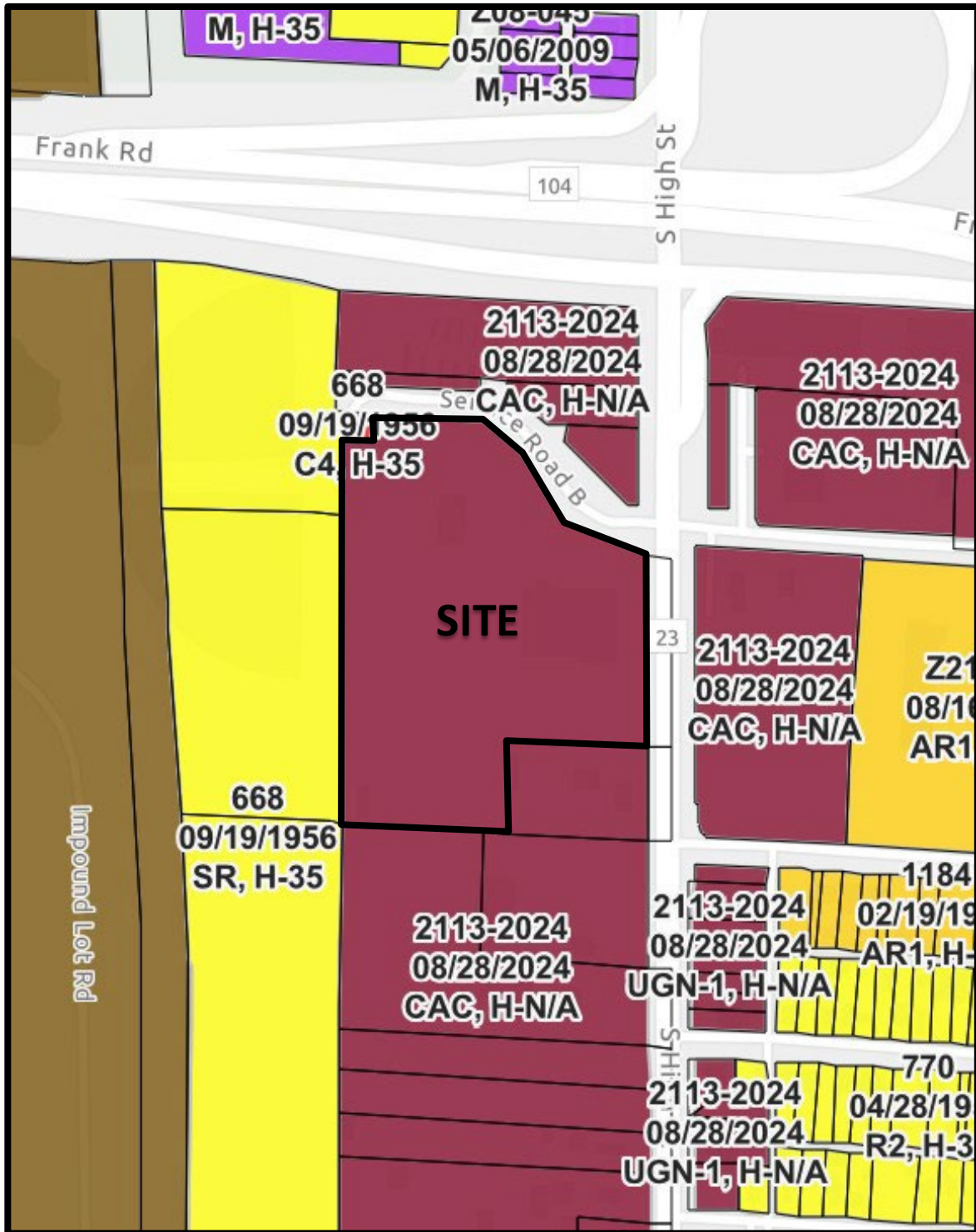
There is no other method available other than the requested variances.

Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

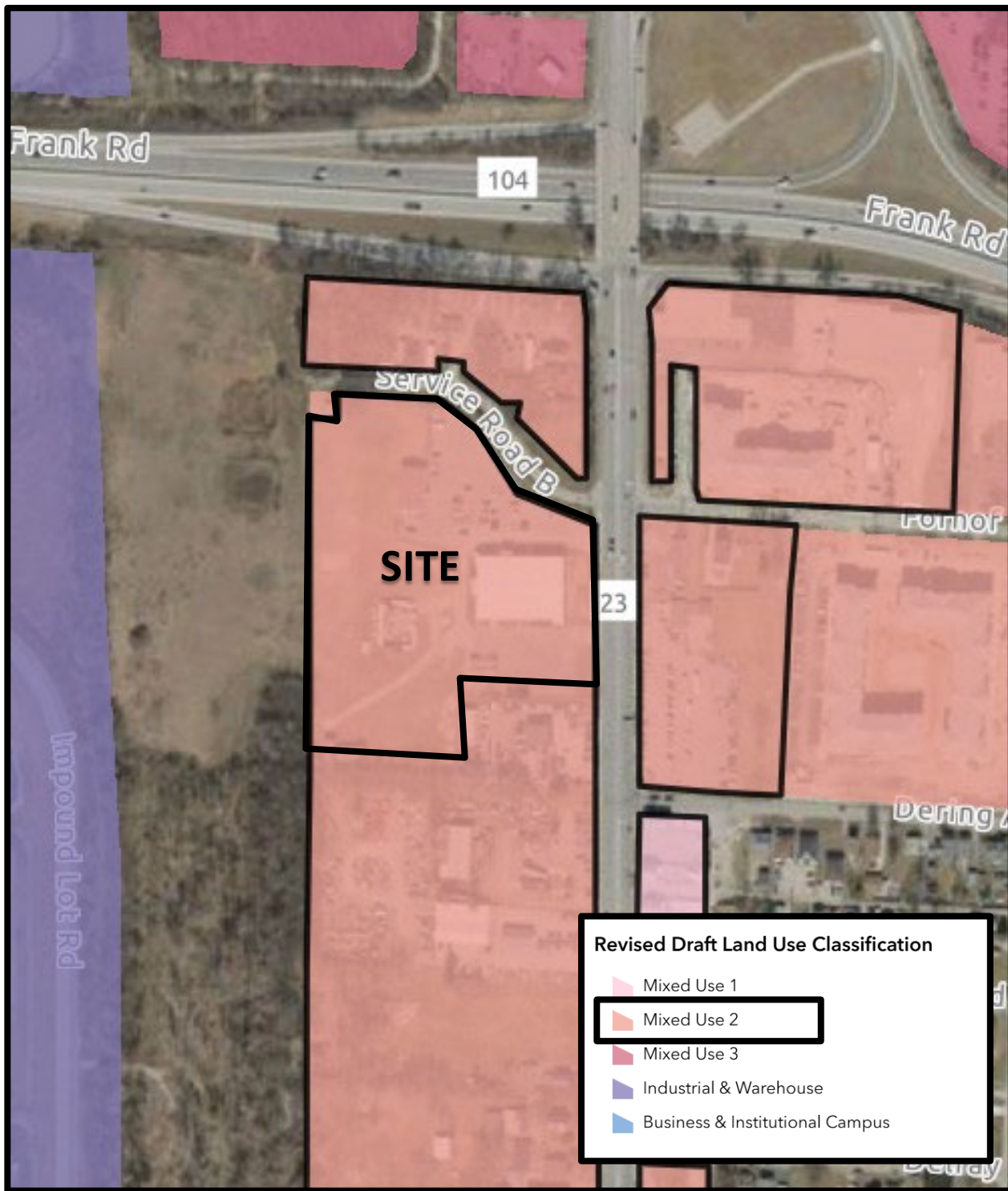
Granting the Requested Variances will be in keeping with the spirit and intent behind the zoning requirements and substantial justice will be done by the granting of these variances. This is a unique situation as the Site (i) is uniquely shaped, (ii) has frontage on two public streets, and (iii) has an existing commercial building which is currently being used. The applicant is simply trying to reinvest in its property through the Proposed Expansion. The Requested Variances will allow the applicant to do so given that the Site was rezoned by the City of Columbus in 2024.



Elizabeth Seedorf, Esq.
Vorys, Sater, Seymour and Pease LLP
52 East Gay Street
Columbus, Ohio 43215
Phone: 614-464-6363
Email: easeedorf@vorys.com



CV26-003
2295 S. High St.
Approximately 7.74± acres



Columbus Growth Strategy (2026)

CV26-003
2295 S. High St.
Approximately 7.74± acres



CV26-003
2295 S. High St.
Approximately 7.74± acres

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

Case Number CV26-003

Address 2295 S. HIGH STREET

Group Name FAR SOUTH COLUMBUS AREA COMM.

Meeting Date 3/5/2026

Specify Case Type

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

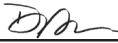
Recommendation Approval
(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

The FSCAC approves the variances to this unique business owner in the area to be able to build additional storage & classroom training space.

The FSCAC would like to make its concern known though that with all of the new development opportunities and multi-unit developments coming to the area there is a major concern with traffic, transportation, & schools capacity to handle all of these properties.

Vote 8 Yeas 0 Nays 0 Abstentions

Signature of Authorized Representative  Digitally signed by Douglas W Shreve
Date: 2026.03.05 19:02:53 -05'00'

Recommending Group Title Far South Columbus Area Commission

Daytime Phone Number 614-390-6687

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.



Council Variance 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 #: CV

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) Elizabeth Seedorf, Esq.
 of (COMPLETE ADDRESS) 52 East Gay Street, 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

<p>1. Frieland High LLC c/o Jeff Fry 2295 South High Street Columbus, Ohio 43207 0 Columbus-based employees</p>	<p>2. Freeland Contracting LLC c/o Jeff Fry 2295 South High Street Columbus, Ohio 43207 170 Columbus-based employees</p>
<p>3. Frontier Electric Services, Inc. c/o Kevin Crockett, Owner 5755 Westbourne Avenue Columbus, Ohio 43213 30 Columbus-based employees</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Elizabeth Seedorf*

Sworn to before me and signed in my presence this 19th day of January, in the year 2026

Nicklaus J. Reis
 SIGNATURE OF NOTARY PUBLIC

N/A Notary Seal Here
 My Commission Expires



NICKLAUS J. REIS, 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.