

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 9, 2023**

- 6. APPLICATION: Z22-053**
Location: **1895 STELZER RD. (43219)**, being 12.18± acres located on the west side of Stelzer Road, 500± feet south of Citygate Drive (010-200800, 010-217446, parts of 010-181148, 010-181147 & 520-181149; Northeast Area Commission).
Existing Zoning: L-M, Limited Manufacturing District, CPD, Commercial Planned Development District, and R, Rural District.
Request: AR-1, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): The Robert Weiler Company; c/o Michael Shannon, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Magoo Properties, LLC; P.O. Box 09764; Columbus, OH 43209.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

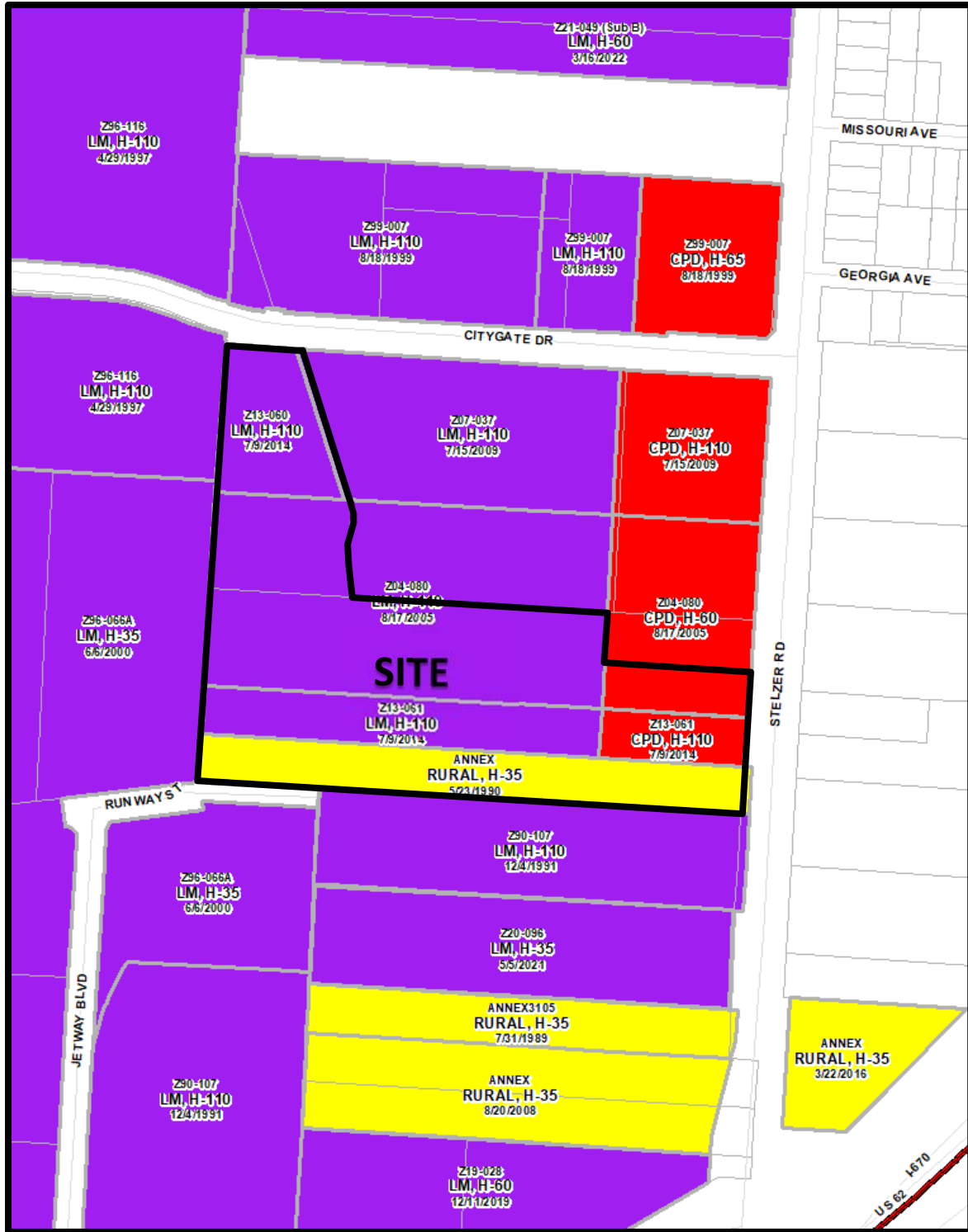
BACKGROUND:

- Rezoning request Z22-053 was tabled at the January 2022 Development Commission meeting. The 12.18± acres site consists of two parcels developed with single-unit dwellings and part of three other undeveloped parcels. The subject site is split zoned L-M, Limited Manufacturing District, CPD, Commercial Planned Development District and R, Rural District. The requested AR-1, Apartment Residential District will permit a multi-unit residential development with an allowable density of up to 32.1 dwelling units per acre.
- North of the site is a medical office and clinic in the L-M, Limited Manufacturing District and undeveloped land in the CPD, Commercial Planned Development District. South of the site is undeveloped land in the L-M, Limited Manufacturing District. East of the site are single-unit dwellings in the R-12, Urban Residential District in Mifflin Township. West of the site is a warehouse in the L-M, Limited Manufacturing District.
- Concurrent CV22-065 has been filed and demonstrates a multi-unit residential development containing 228 units and includes variances to maneuvering, parking space, perimeter yard and minimum numbers of parking spaces required. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning boundaries of both the *Northeast Area Plan (2007)*, which recommends “Office-Light Industrial” land uses at this location, and the *Port Columbus Joint Economic Development Strategy (2008)*, which recommends “Mixed Use” land uses at this location.
- The site is located within the boundaries of the Northeast Area Commission, whose recommendation had not been received at the time this report was written.

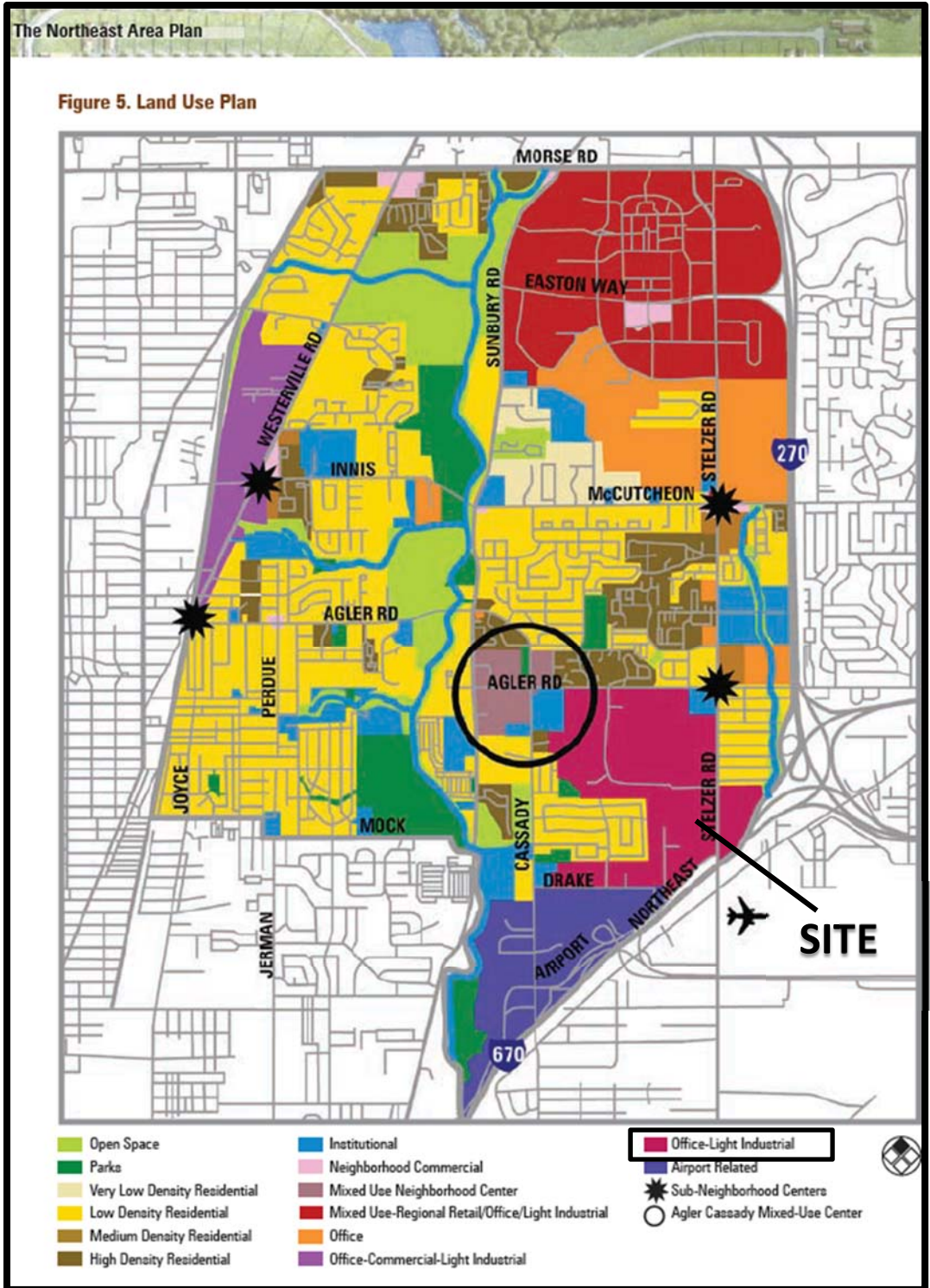
- The *Columbus Multimodal Thoroughfare Plan* (2018) identifies this portion of Stelzer Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Disapproval.

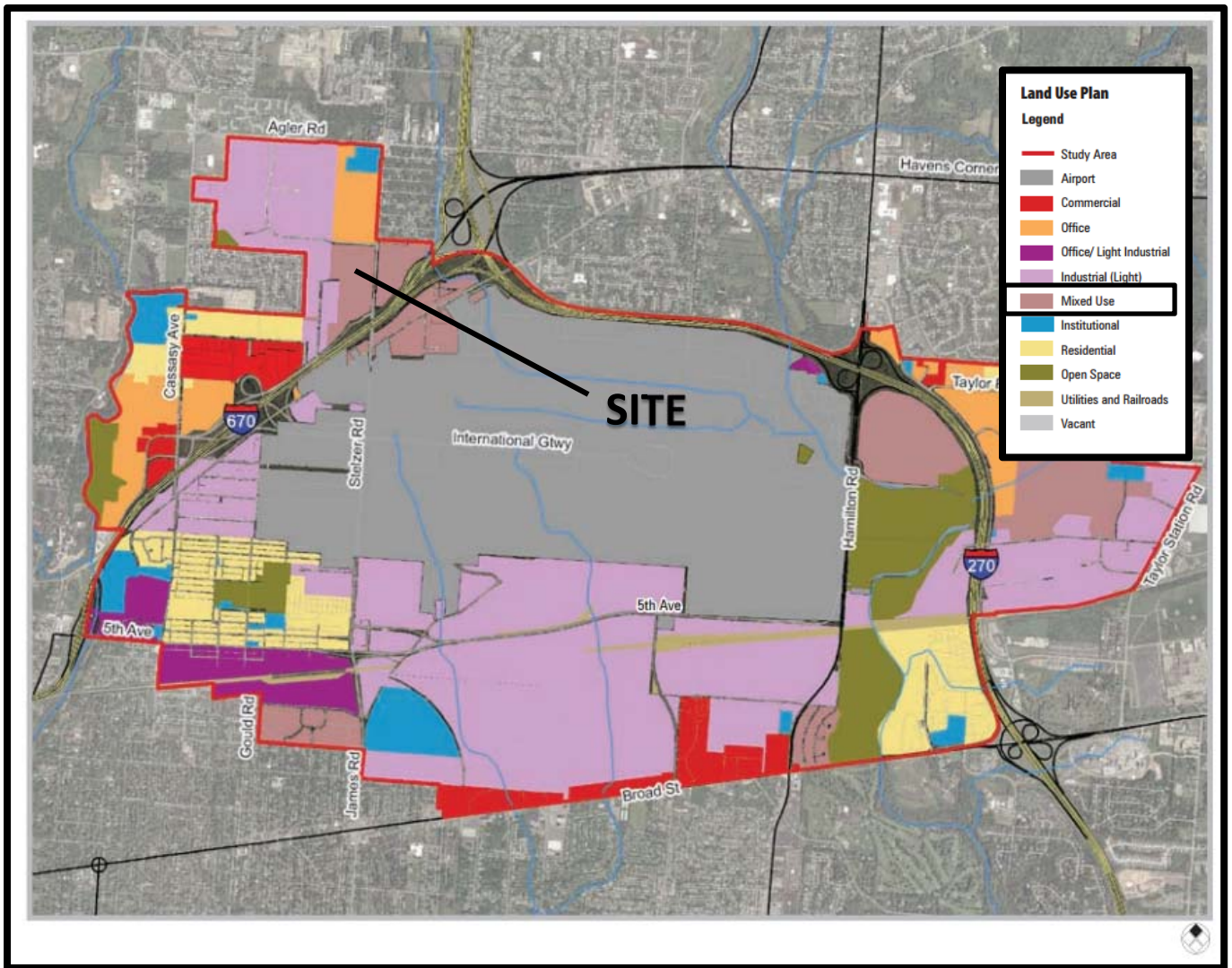
The requested AR-1, Apartment Residential District will permit the site to be developed with a multi-unit residential development. Planning Division does not support the proposed use. The *Northeast Area Plan* recommends "Office-Light Industrial" land uses at this location. Further, while the *Port Columbus Joint Economic Development Strategy* recommends "Mixed Use" land uses at this location, the mix of uses intended is to be high-end corporate office development that supports business travelers with appropriate services. The requested AR-1 district is not consistent with those recommendations and therefore is not supported.



Z22-053
1895 Stelzer Rd.
Approximately 12.18 acres
L-M, CPD & R to AR-1



Z22-053
1895 Stelzer Rd.
Approximately 12.18 acres
L-M, CPD & R to AR-1



Port Columbus Joint Economic Development Strategy (2008)

Z22-053
1895 Stelzer Rd.
Approximately 12.18 acres
L-M, CPD & R to AR-1



Z22-053
1895 Stelzer Rd.
Approximately 12.18 acres
L-M, CPD & R to AR-1

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 Z22-053

Address 1895 STELZER RD

Group Name NORTHEAST AREA COMMISSION

Meeting Date 11/3/2022

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:

Complied with committee recommendations.

Vote 7 yes, 0 no

Signature of Authorized Representative *Commissioner Elaine 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 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.

Dietrich, Timothy E.

From: Elenora Moore <emoorenac1@gmail.com>
Sent: Friday, February 3, 2023 1:46 PM
To: Dietrich, Timothy E.; MIKE@UHLAWFIRM.COM; Eric Zartman
Cc: Karen Rogers; Scales, DeLena P.; Critty Buenconsejo; Brad Davis; DiMaris Medina-Cortes
Subject: [EXTERNAL] Re: Z22-053 & CV22-065 Amendments

Good afternoon Mr. Dietrich,

A representative for the following applications met with the Northeast Area Commission last night to present amendments for the following applications (Z22-053 & CV22-065). Please note that these applications have previously been approved by this commission. The reason stated for these amendments was due to the securing of an additional adjacent parcel on the south of the original parcel (PID 010217446). These amendments included a site area increase, a unit increase and a density decrease.

Outcome: There were no new variances that needed to be dealt with these amendments. The main concern of our committee members was that any impact from traffic changes would be mitigated through the Department of Development.

With that being said, there was a favorable vote from the commission for this applicant to move forward with this project. If you have any additional questions or concerns, please let me know.

Thank you,
Commissioner Moore

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-053

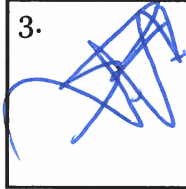
Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

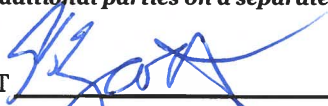
STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite, 260, New Albany, Ohio 43054
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)

<p>1. The Robert Weiler Company 10 North High Street, Suite 401 Columbus, Ohio 43215</p>	<p>2. Magoo Properties LLC P.O. Box 09764 Columbus, Ohio 43209</p>
<p>3. </p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 10th day of March, in the year 2023

 N/A Notary Seal Here
SIGNATURE OF NOTARY PUBLIC My Commission Expires



AARON L. UNDERHILL
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

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