

**STAFF REPORT  
DEVELOPMENT COMMISSION  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 14, 2023**

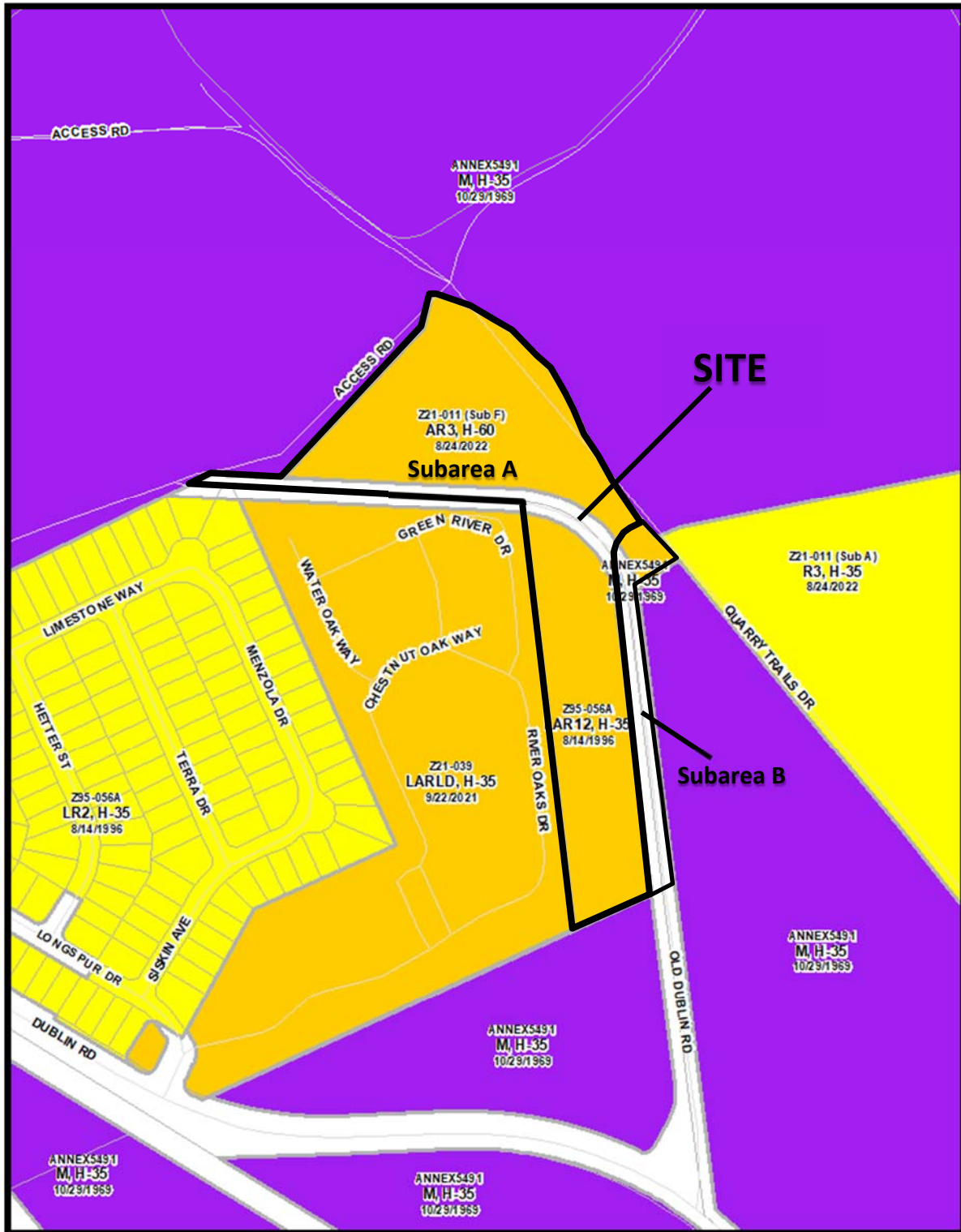
- 4. APPLICATION: Z23-014**
- Location:** **2400 OLD DUBLIN RD. (43228)**, being 12.32± acres located on the north and south sides of Old Dublin Road, 760± feet north of Dublin Road (560-318506; 560-298031; & 560-239130; West Scioto Area Commission).
- Existing Zoning:** AR-3, Apartment Residential District, and L-AR-12, Limited Apartment Residential District.
- Request:** AR-2, Apartment Residential District (H-60).
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Marble Cliff Canyon, LLC; c/o Dave Perry; Dave Perry Company; 411 East Town Street, Floor 1; Columbus, OH 43215.
- Property Owner(s):** Marble Cliff Canyon, LLC; c/o Charles Campisano, Atty.; 842 North Fourth Street, Suite 200; Columbus, OH 43215.
- Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

- The 12.33± acre site is undeveloped in the AR-3, Apartment Residential District and L-AR-12, Limited Apartment Residential District. A portion of the site is subject to approved Ordinance #1942-2022; Z21-011 (Subarea F) and Ordinance #1943-2022 (CV21-016), which allows 500 dwelling units with up to 5,000 square feet of commercial uses. The requested AR-2, Apartment Residential District will allow a multi-unit residential development with two subareas.
- North and east of the site is the Quarry Trails Metro Park in the M, Manufacturing District. South of the site is an extended stay hotel in the M, Manufacturing District. West of the site is a multi-unit residential development in the ARLD, Apartment Residential District.
- The site is within the planning boundaries of the *Trabue/Roberts Area Plan (2011)*, which recommends “Medium-High Density Mixed Residential” and “Quarry Reuse” land uses at this location.
- The site is located within the boundaries of the West Scioto Area Commission, whose recommendation is for approval.
- Concurrent Council variance CV23-020 has been filed which commits to a site plan for an apartment complex containing 486 units (39.42 dwelling units per acre). Variances to allow vehicular access and parking as sole use of Subarea B, and to fronting, reduced perimeter yard and a reduction in the minimum number of parking spaces required are included in the request. That request will be heard by City Council and will not be considered at this Development Commission meeting.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The proposed AR-2, Apartment Residential District will allow multi-unit residential development uses on the site. The proposal is consistent with the "Medium-High Density Mixed Residential" land use recommendation of the *Trabue/Roberts Area Plan* and does not represent an increase in intensity from what has already been approved at the site with Ordinance 1942-2022 (Z21-011; Subarea F) and Ordinance #1943-2022 (CV21-016). The proposal is adjacent to existing multi-unit residential and parkland uses and does not represent an introduction of an incompatible use to the area.

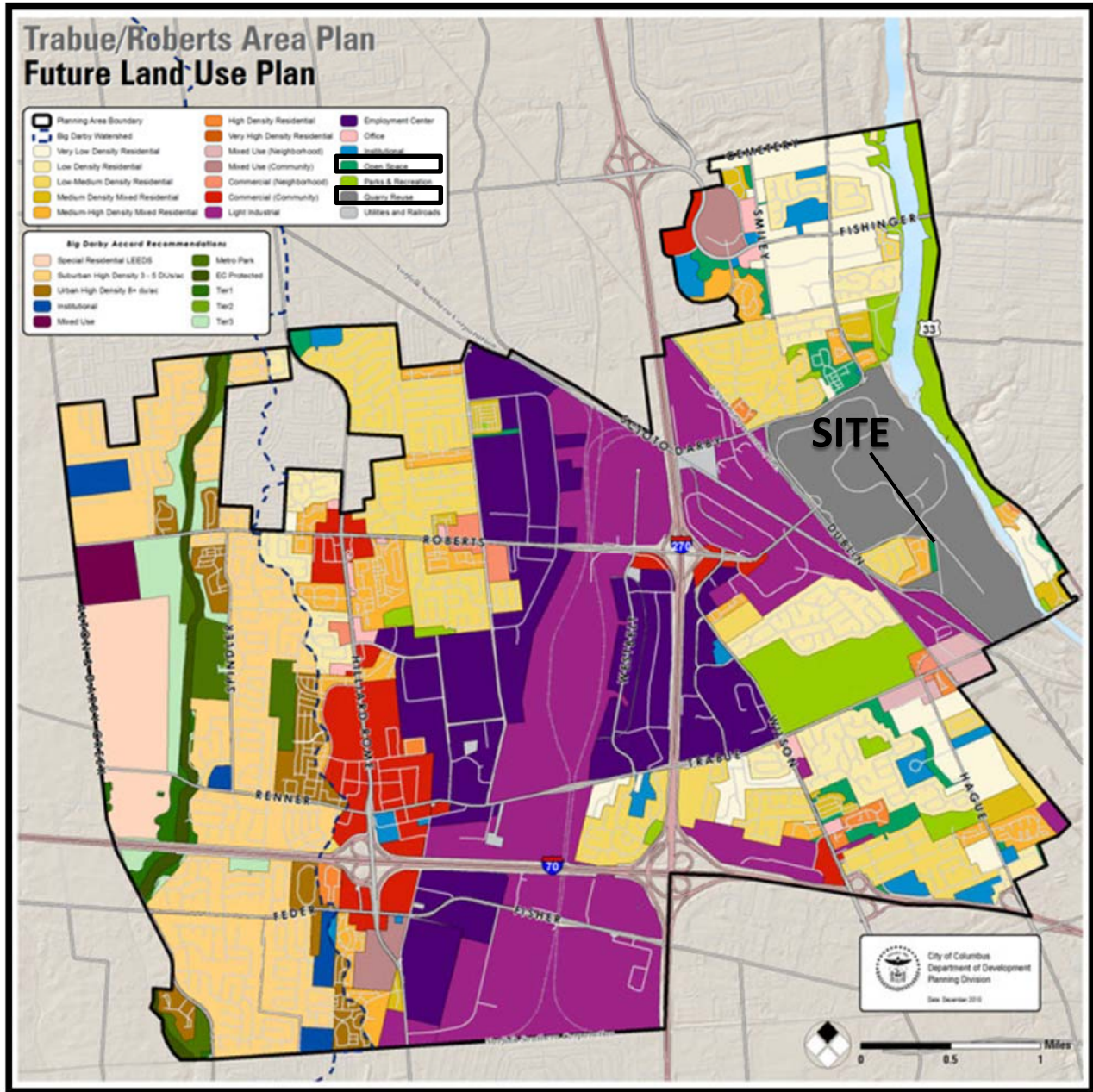


Z23-014  
2400 Old Dublin Rd.  
Approximately 12.32 acres  
AR-3, L-AR-12 to AR-2

Trabue Roberts Area Plan (2011)

Quarry/Quarry Reuse N/A

Quarries should be located in existing locations. Reuse of quarry should be restored in a manner that is compatible with the community and maximize recreational reuse potential where appropriate.



Z23-014  
 2400 Old Dublin Rd.  
 Approximately 12.32 acres  
 AR-3, L-AR-12 to AR-2



Z23-014  
2400 Old Dublin Rd.  
Approximately 12.32 acres  
AR-3, L-AR-12 to AR-2

# 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	<u>Z23-014 / CV23-020</u>
Address	<u>2400 OLD DUBLIN ROAD</u>
Group Name	<u>WEST SCIOTO AREA COMMISSION</u>
Meeting Date	<u>June 15, 2023</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

**LIST BASIS FOR RECOMMENDATION:**

The application was approved by a vote of 6-2-0. There was a concern over adequate parking.

Vote	<u>6-2-0</u>
Signature of Authorized Representative	<u>Kristen E. McKinley</u> <small>Digitally signed by Kristen E. McKinley Date: 2023.06.19 10:48:54 -04'00'</small>
Recommending Group Title	<u>WSAC</u>
Daytime Phone Number	<u>614-404-9220</u>

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.

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

# Rezoning 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 #: Z23-014

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) Charles Campisano  
of (COMPLETE ADDRESS) 842 North 4th Street, Suite 200, Columbus, OH 43215  
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. Marble Cliff Canyon, LLC; 842 N 4th St, Ste 200, Columbus, OH 43215; # Cols-based emps: Zero (0) Contact: Charles Campisano, (614) 496-8275</p>	<p>2. River Oaks Apartment Mgmt, LLC; c/o The Connor Group; 10510 Springboro Pike, Miamisburg, OH 45342 # Cols-based emps: Zero (0) Contact: Kevin Hyland, (937) 350-3451</p>
<p>3. _____</p>	<p>4. _____</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 3rd day of October, in the year 2023

[Signature]  
SIGNATURE OF NOTARY PUBLIC

[Signature]  
My Commission Expires

Notary Seal Here



Kellie L. Banyay  
Notary Public, State of Ohio  
My Commission Expires 07/06/26

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