

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 14, 2026**

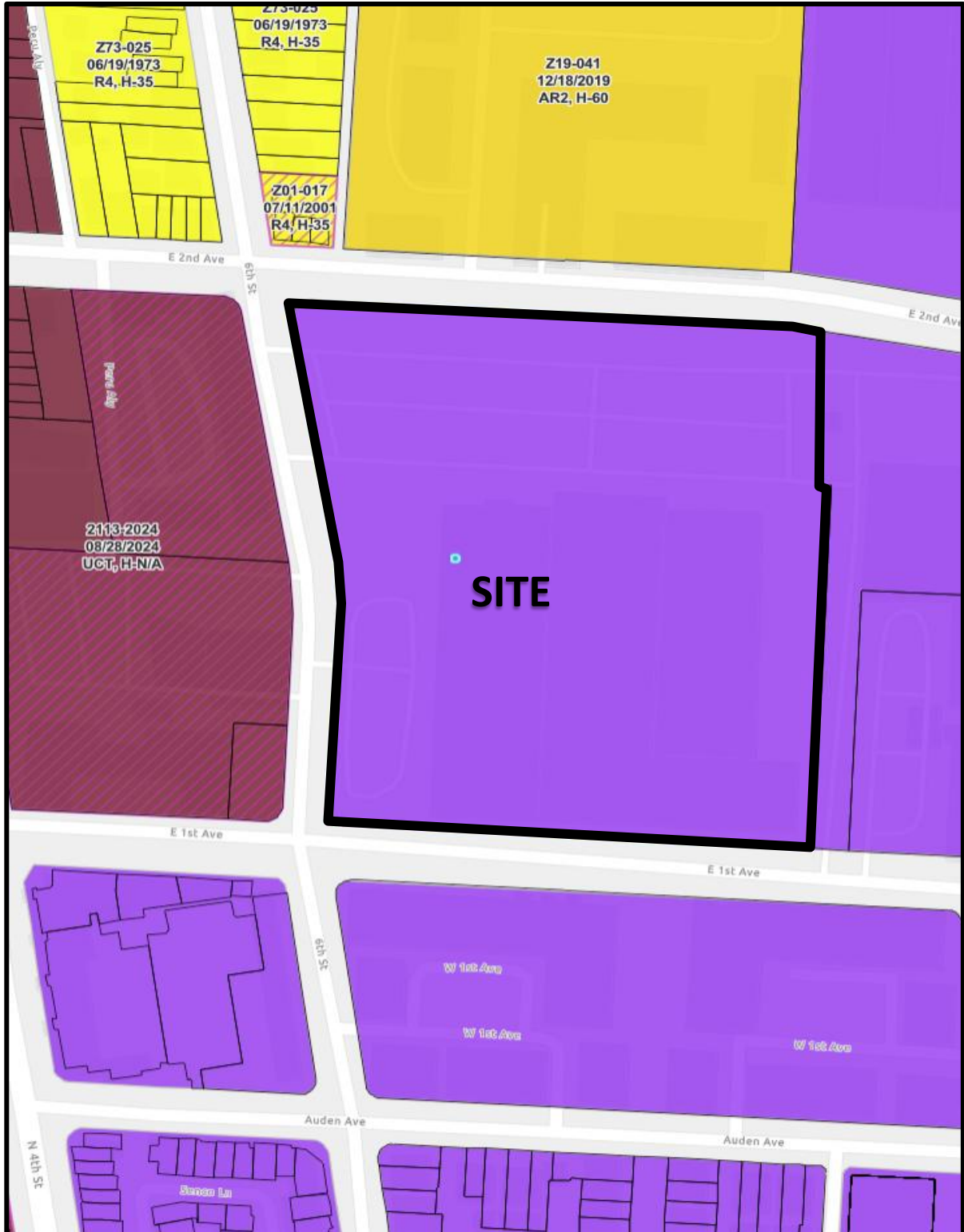
1.    **APPLICATION:**               **Z26-009**  
      **Location:**               **274 E. 1ST AVE. (43201)**, being 6.94± at the northeast corner of East 1st Avenue and North 6th Street (010-255762; Italian Village Commission).  
  
      **Existing Zoning:**        M, Manufacturing District.  
      **Request:**                UCT, Urban Center District.  
      **Proposed Use:**         Urban center mixed-use development.  
      **Applicant(s):**         Merus RE LLC; c/o Eric Zartman, Atty.; 8000 Walton Parkway, Suite 120; New Albany, OH 43054.  
  
      **Property Owner(s):**   Wood Stone Columbus First Avenue II LLC; 447 East Main Street, Suite 200; Columbus, OH 43215.  
  
      **Planner:**                Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)

**BACKGROUND:**

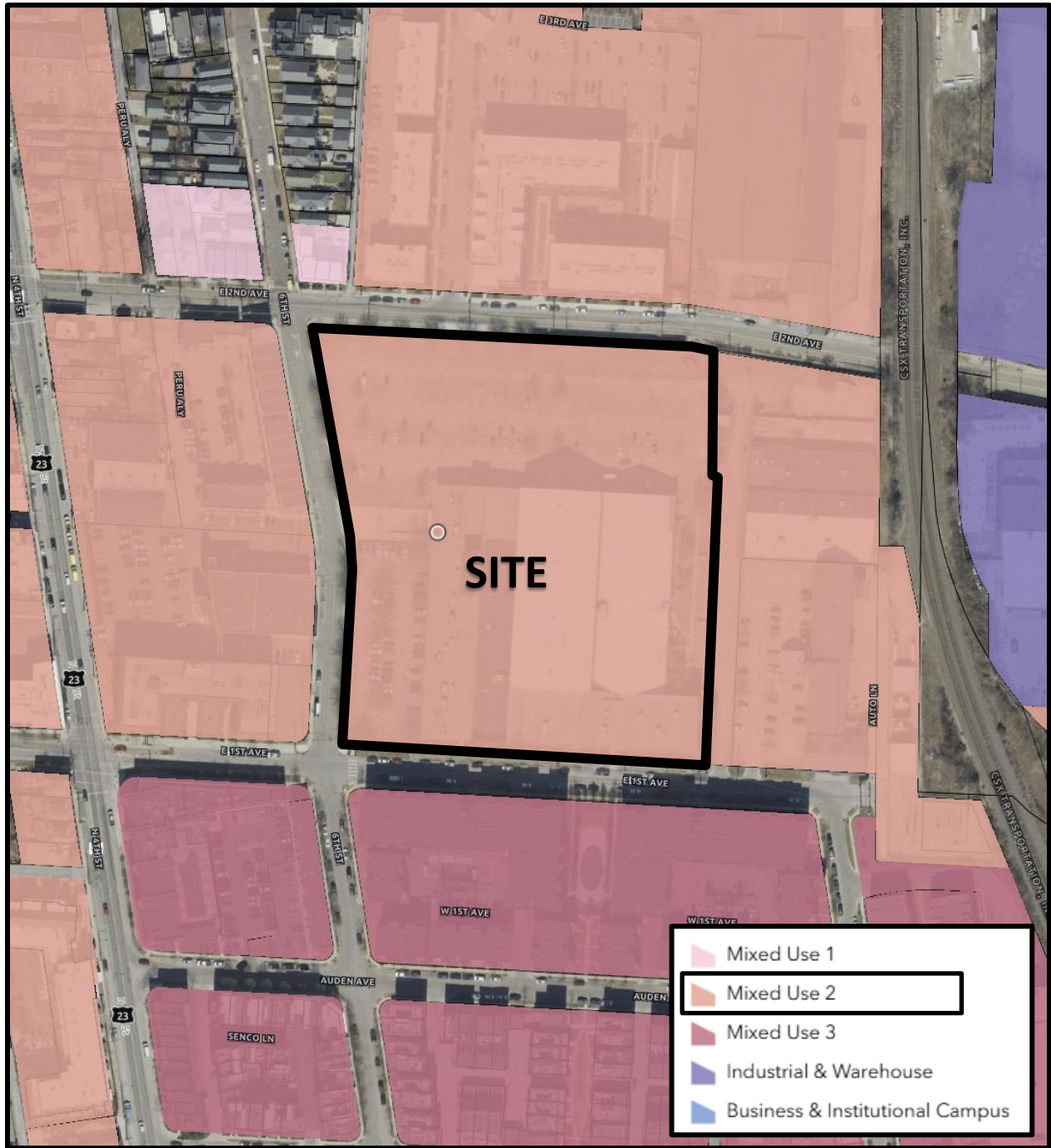
- The 6.94± acre consists of one parcel developed with a library warehouse in the M, Manufacturing District. The requested UCT, Urban Center District, a 2024 Zoning Code district, will allow a mixed-used development at this location.
- The subject site is eligible for an applicant led “Opt-In” rezoning to a 2024 Zoning Code district because the site is contiguous to an existing UCT district, and because the parcel has remained unchanged since the effective date of the 2024 Zoning Code.
- North of the site is a multi-unit residential development in the AR-1, Apartment Residential District. To the south is a multi-unit residential development in the M, Manufacturing District. To the east is a religious facility and a warehouse both in the M, Manufacturing District. To the west is a multi-unit residential development in the UCT, Urban Center District.
- The site is within the planning boundaries of the *Columbus Growth Strategy (2026)*, which recommends “Mixed Use 2” land uses at this location.
- The site is located within the boundaries of the Italian Village Commission, whose recommendation is for approval.
- The Columbus Multimodal Thoroughfare Plan identifies this portion of East 2nd Avenue as an Urban Community Connector requiring 80 feet of right-of-way.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

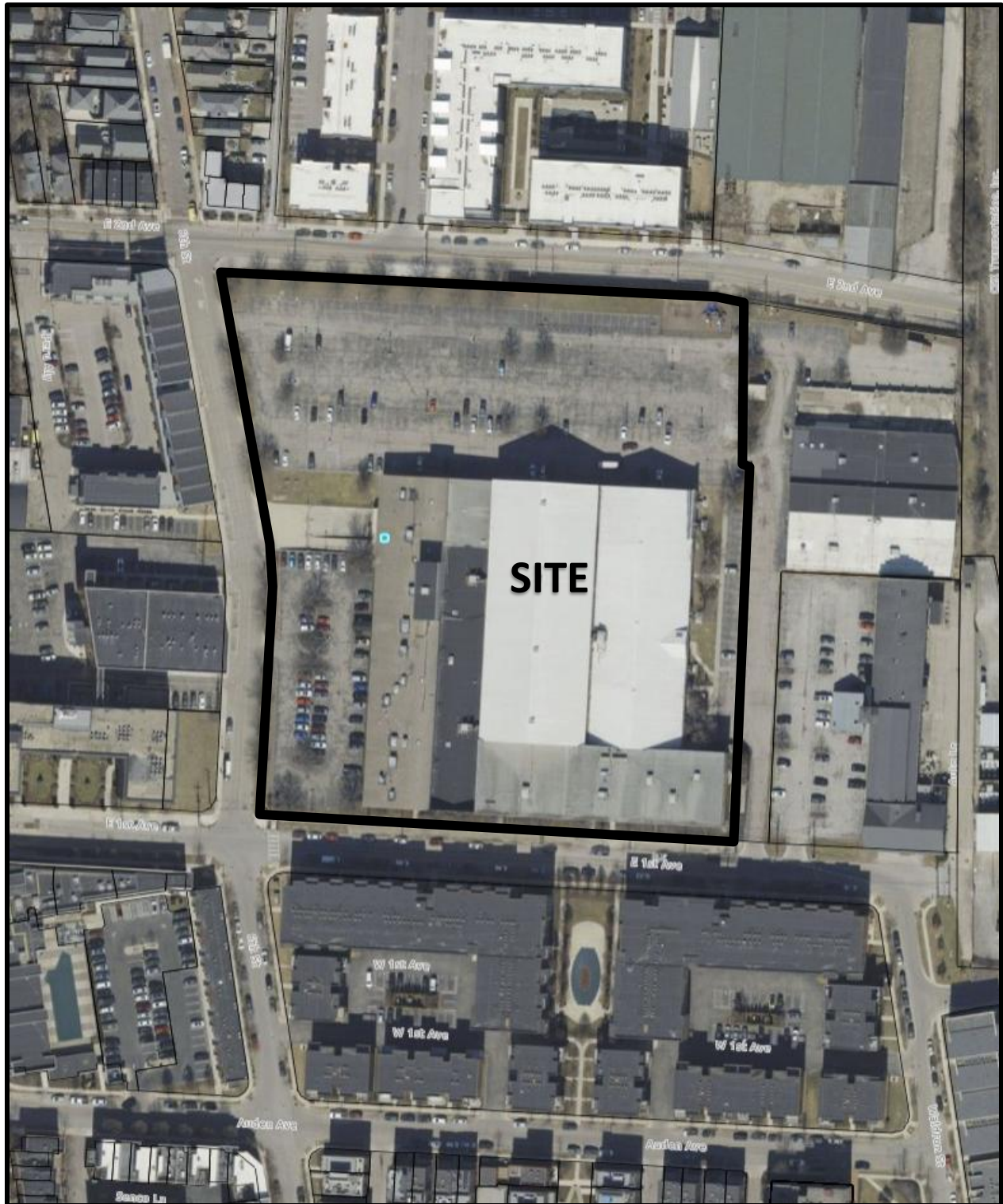
The requested UCR, Urban Core District will allow a mixed-use development, consistent with the existing adjacent development and zoning patterns. Additionally, the final building designs will be subject to a Certificate of Approval by the Italian Village Commission.



Z26-009  
274 E. 1st Ave.  
Approximately 6.94 acres  
M to UCT



Z26-009  
274 E. 1st Ave.  
Approximately 6.94 acres  
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Z26-009  
274 E. 1st Ave.  
Approximately 6.94 acres  
M to UCT

DEPARTMENT OF  
DEVELOPMENT

**Certificate of Appropriateness**  
Italian Village Commission

*This Certificate is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 111 N. Front Street) and following all other applicable codes and ordinances of the City of Columbus.*

**APPLICATION NO.:** COA2600228

**PROPERTY ADDRESS:** 274 E 1<sup>st</sup> Ave.

**APPLICANT/OWNER:** Eric Zartman – Underhill & Hodge, LLC (Applicant)/ Wood Stone Columbus First Avenue II LLC (Owner)

**DATE ISSUED:** 4/22/2026

**MEETING OR STAFF APPROVED DATE:** 04/14/2026

**EXPIRATION:** 04/14/2027

The application for the above referenced property and a copy of this Certificate are on file with the city's Planning Division. The Board/Commission, and/or staff on their behalf, has reviewed the application and taken the following action(s) in accordance with Columbus City Code and the design guidelines:

- Approved: Commission**  **or Staff**  Exterior alterations per APPROVED SPECIFICATIONS  
 **Recommendation for Approval:** Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

**APPROVED SPECIFICATIONS:**

Recommend application COA2600228, 274 E. 1<sup>st</sup> Ave., as presented:

Rezoning

- Rezone parcel from M, Manufacturing under Title 33 to UCT, Urban Center District under Title 34 to allow the development of residential units.

MOTION: Sudy/Berardi (5-0-0) RECOMMENDED.

**Drawings Required**

This Certificate is only valid for work performed in accordance with the specifications included here in as approved by staff or the Board/Commission, and shall accompany plans submitted for zoning clearance and/or building permits.



James A. Goodman, M.S.  
Historic Preservation Officer

**Staff Notes:** This COA is for rezoning only. Design is subject to separate review and approval by the Italian Village Commission.



# Online Rezoning Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N. Front St., Columbus, Ohio 43215  
Phone: 614-645-4522 • [ZoningInfo@columbus.gov](mailto:ZoningInfo@columbus.gov) • [www.columbus.gov/bzs](http://www.columbus.gov/bzs)

## PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z26-009

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 120, New Albany, Ohio 43054

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

1. Merus RE LL 302 West 3rd Street, Suite 300 Cincinnati, OH 45202 (0 Columbus-base employees)	2. Wood Stone Columbus First Avenue II LLC 447 East Main Street, Suite 200 Columbus, OH 43215 (0 Columbus-based employees)
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Eric Zartman*

Sworn to before me and signed in my presence this 17 day of Feb, in the year 2026

*Elizabeth Caron*  
SIGNATURE OF NOTARY PUBLIC

1-26-30 Notary Seal Here  
My Commission Expires



ELIZABETH CARON  
Notary Public, State of Ohio  
My Commission Expires  
January 26, 2030

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