

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 08, 2025**

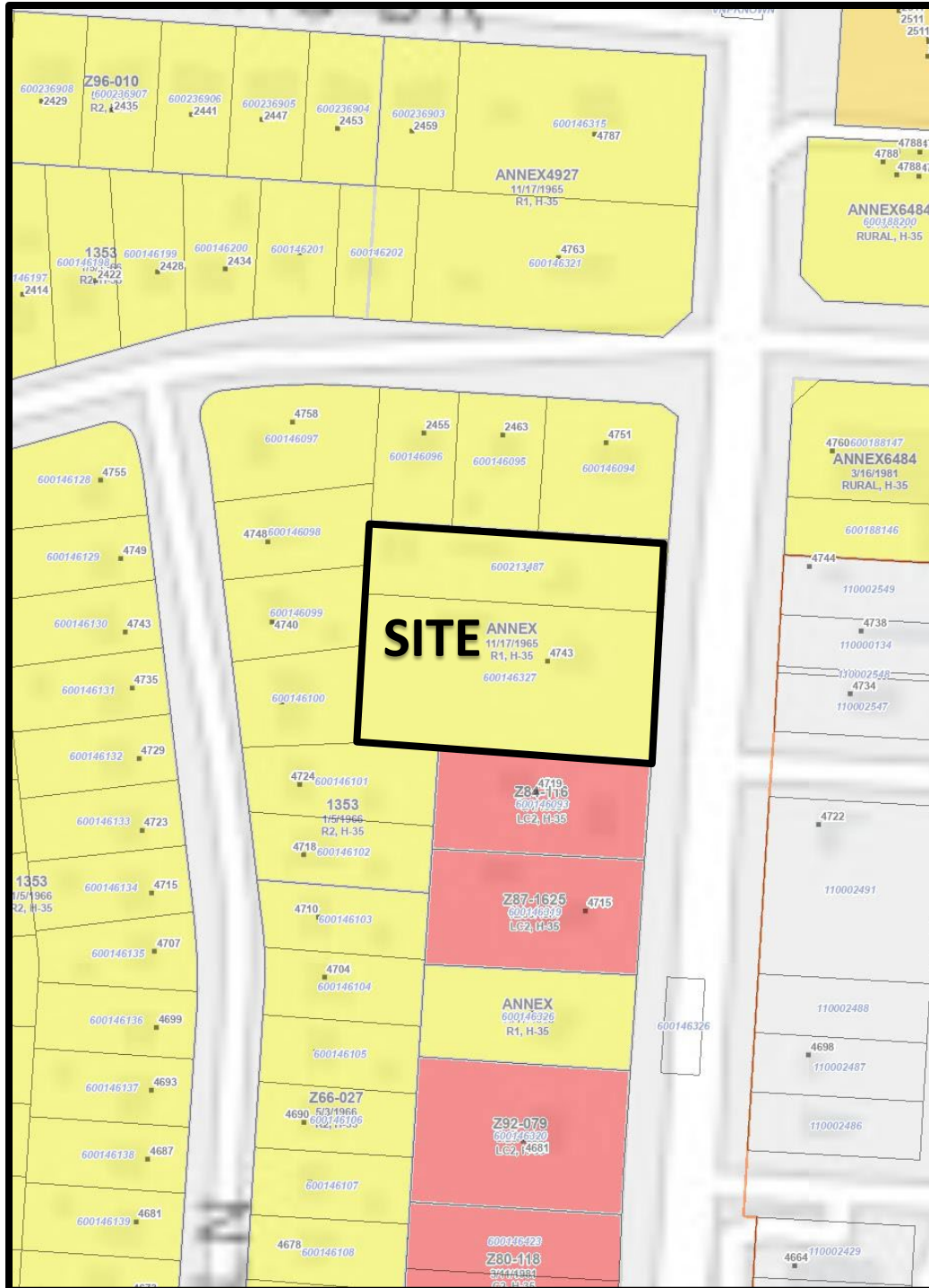
- 3. APPLICATION: Z24-073**
Location: **4743 & 4745 CLEVELAND AVE. (43231)**, being 0.86± acres located on the west side of Cleveland Avenue; 93± feet south of Taymouth Road (600-146327 & 600-213487; Northland Community Council).
Existing Zoning: R-1, Residential District.
Request: C-2, Commercial District (H-35).
Proposed Use: Commercial development.
Applicant(s): Central Ohio Investment Properties LLC; c/o Jackson Reynolds, III, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Central Ohio Investment Properties LLC; 2600 Tiller Lane, Suite A; Columbus, OH 43231.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

BACKGROUND:

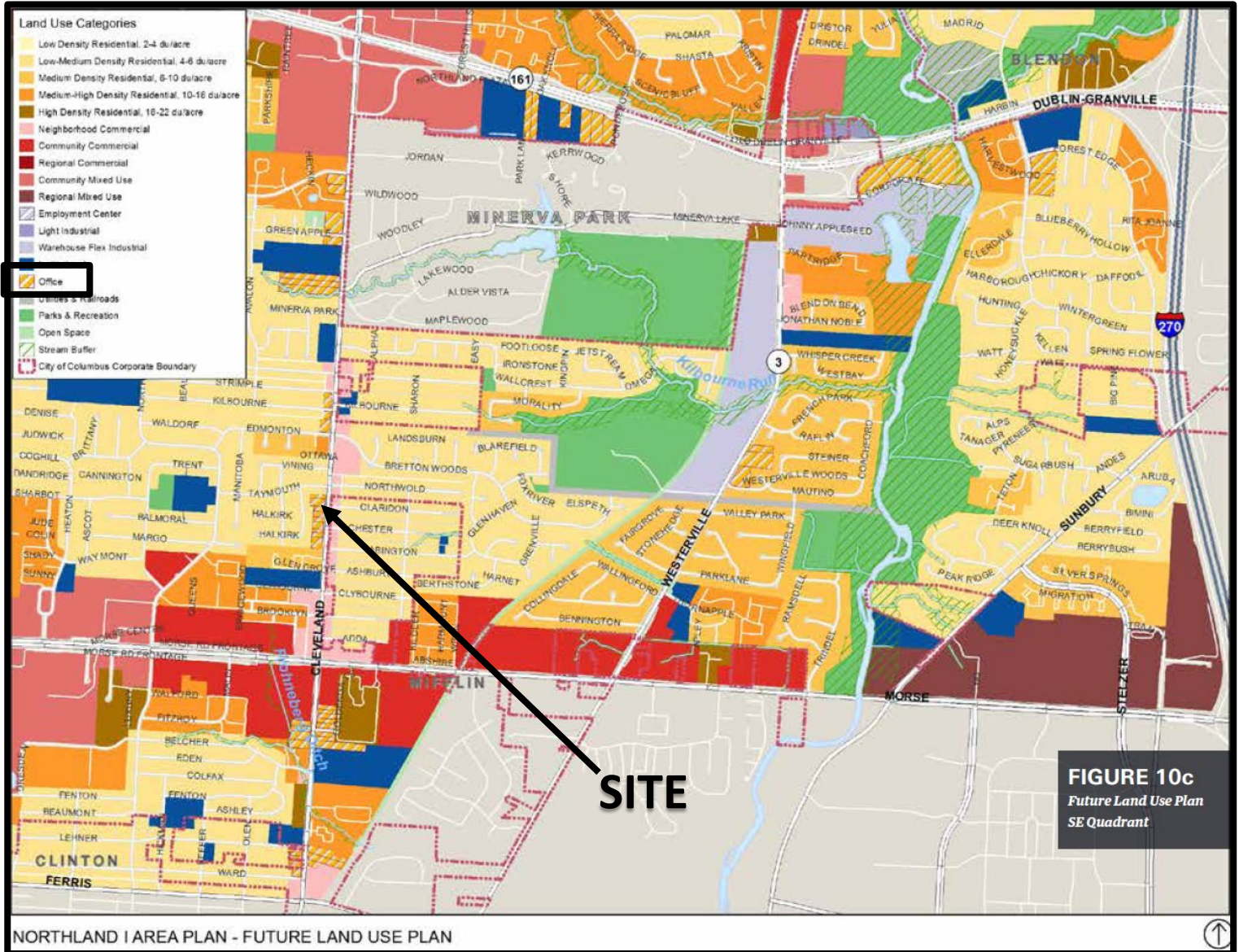
- The 0.86 acre site consists of two parcels developed with single-unit dwellings and detached garages in the R-1, Residential District. The requested C-2, Commercial District will allow for commercial-office development.
- North, south and west of the site are single-unit dwellings in the R-2, Residential District. South of the site is an office in the L-C-2, Limited Commercial District. East of the site are convenience stores in the CS, Commercial Services District within Blendon Township.
- The site is within the planning boundaries of the *Northland I Area Plan* (2014), which recommends “Office” land uses at this location.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Cleveland Avenue as Suburban Commuter Corridor requiring 120 feet of right-of-way.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

The requested C-2, Commercial District will allow the site to be developed with commercial office development. The proposal is consistent with both the land use recommendations of the *Northland I Area Plan* and the development and zoning pattern of this portion of Cleveland Avenue.



Z24-073
 4743 & 4745 Cleveland Ave.
 Approximately 0.86 acres
 R-1 to C-2



Z24-073
4743 & 4745 Cleveland Ave.
Approximately 0.86 acres
R-1 to C-2



Z24-073
4743 & 4745 Cleveland Ave.
Approximately 0.86 acres
R-1 to C-2



Northland Community Council
Development Committee

Report

March 26, 2025 6:00 PM
Columbus Metropolitan Library
5590 Karl Road (43229)

Meeting Called to Order: 6:00 pm by co-chair **Dave Paul**

Members represented:

Voting: (16): Albany Park (APHA), Asherton Grove (AGCA), Devonshire (DCA), Elevate Northland (EN), Forest Park (FPCA), Karmel/Woodward Park (KWPCA), Lee/Ulry (LUCA), Little Turtle (LTCA), Maize Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Westerwood (WRA).

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|----------------|---|
| Case #1 | <p>Application #Z24-073 (Rezone 0.86 AC± from R-Rural to C-2 Office Commercial to support future development for commercial/neighborhood uses) Carpenter</p> <p>Jack Reynolds/Smith & Hale <i>representing</i>
Central Ohio Investment Properties LLC
4743-4745 Cleveland Ave, 43231 (PID 600-213487/600-146327)</p> <ul style="list-style-type: none"> • <i>The Committee approved (16-0) a motion (by FPCA, second by DCA) to RECOMMEND APPROVAL of the application.</i> |
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Executive Session	6:30 pm
Meeting Adjourned	6:50 pm

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 #: Z24-073

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) Jackson B. Reynolds III
of (COMPLETE ADDRESS) 37 W. Broad Street, Suite #460, Columbus, OH 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

1. Central Ohio Investment Properties LLC 2600 Tiller Lane, Suite A Columbus, OH 43231 Osman Issa 614-598-1272 0 Columbus Employees	2.
3.	4.

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

SIGNATURE OF AFFIANT *Jackson B. Reynolds III*

Sworn to before me and signed in my presence this 18th day of December, in the year 2024

Natalie C. Timmons
SIGNATURE OF NOTARY PUBLIC

My Commission Expires 9/4/25



Notary Seal Here
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025

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