

**STAFF REPORT  
DEVELOPMENT COMMISSION  
SPECIAL ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 11, 2020**

- 6. APPLICATION: Z20-005**
- Location:** **1836 LOCKBOURNE RD. (43207)**, being 3.40± acres located at the northeast corner of Lockbourne and Smith Roads (010-089608 & 7 others; Columbus Southside Area Commission).
- Existing Zoning:** L-M, Limited Manufacturing District.
- Request:** AR-1, Apartment Residential and R-3, Residential districts (H-35).
- Proposed Use:** Multi-unit and single-unit residential development.
- Applicant(s):** Woda Cooper Companies, Inc.; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
- Property Owner(s):** City of Columbus; c/o John Turner; 845 Parsons Avenue; Columbus, OH 43206.
- Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

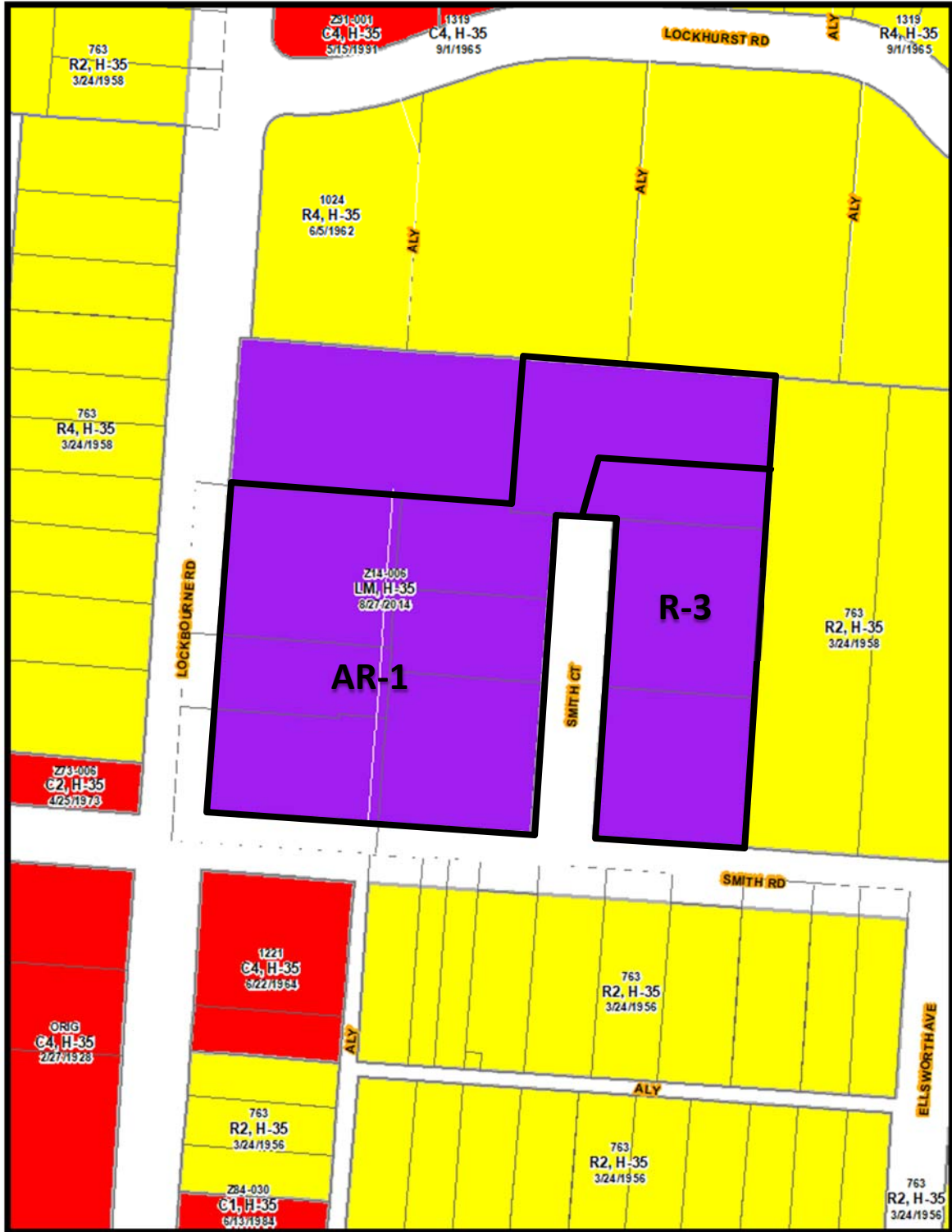
**BACKGROUND:**

- The 3.4± acre site consists of 8 undeveloped parcels in the L-M, Limited Manufacturing District. The requested the AR-1, Apartment Residential and R-3, Residential districts will permit multi-unit and single-unit residential development.
- North of the site is a multi-unit residential development in the R-4, Residential District. South of the site are single-unit dwellings in the R-2, Residential District, and a retail establishment in the C-4, Commercial District. East of the site is a single-unit dwelling in the R-2, Residential District. West of the site across Lockbourne Road are single-unit dwellings in the R-4, Residential and C-2, Commercial districts, and a four-unit dwelling in the R-4, Residential District.
- The site is within the planning boundaries of the *South Side Plan (2014)*, which recommends community commercial land uses at this location. Additionally, the site is within an area that has early adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines*.
- The site is located within the boundaries of the Columbus Southside Area Commission, whose recommendation is for approval.
- Concurrent CV20-011 has been filed and includes variances to building height, setbacks, and other yard and area standards. Additionally, the site will be developed in accordance with an associated site plan. That request will be heard by City Council and will not be considered at this Development Commission meeting.

- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Lockbourne Road as a Suburban Commuter Corridor requiring 100 feet of right-of-way.

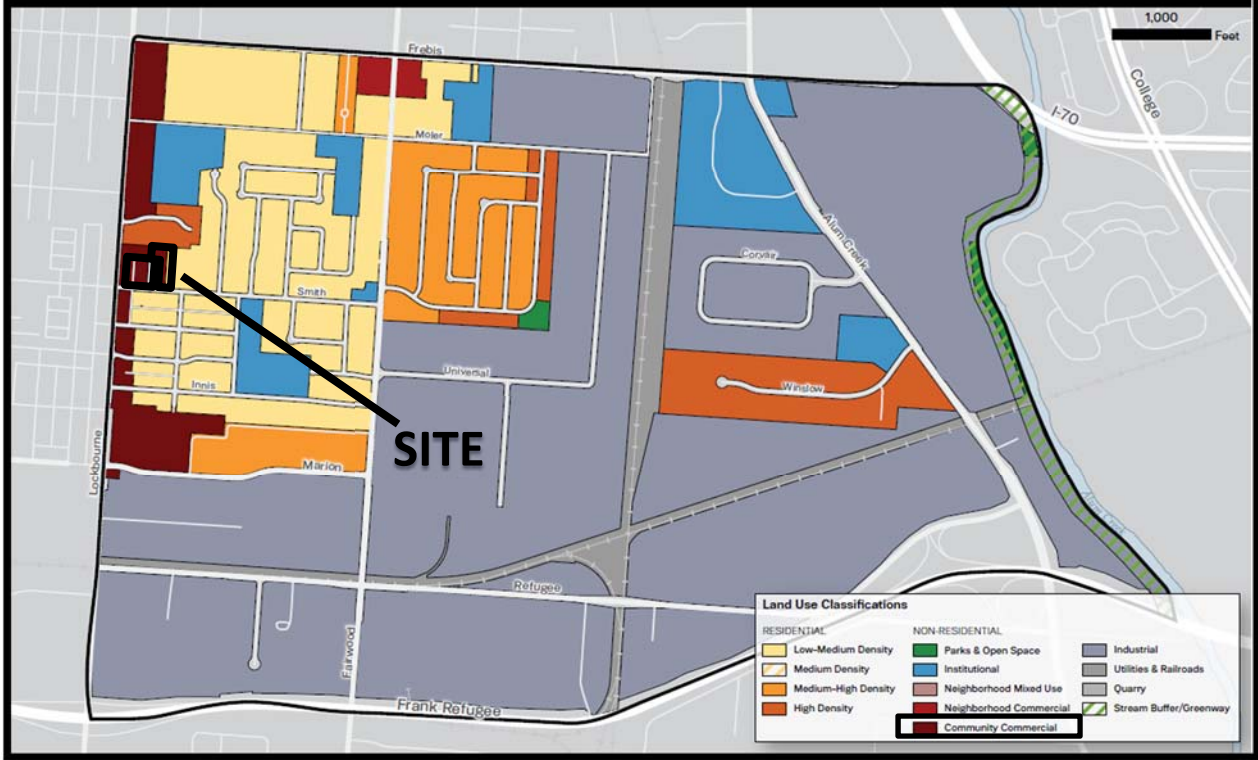
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The proposed AR-1, Apartment Residential District and R-3, Residential District will permit a mix of multi-unit residential and single-unit dwellings on the site. The proposed districts are arranged in a way that the higher-density AR-1 district is located along Lockbourne Road and Smith Road, while the R-3 district will allow seven single-unit dwellings along the eastern property line. Although the *South Side Plan* recommends community commercial at this location, Planning Division staff views the request for the AR-1 district to be a less intense use than the current L-M, Limited Manufacturing District. C2P2 Design Guidelines state that priority should be placed on the revitalization of Columbus' older neighborhoods through infill development with access to transit, and that building placement and design should contribute to a pedestrian-friendly streetscape and face public streets. Staff believes these guidelines have been met with the building design and site layout proposed in CV20-011.



Z20-005  
1836 Lockbourne Rd.  
Approximately 3.34  
L-M to AR-1 & R-3

FIGURE 12: FUTURE LAND USE PLAN: QUADRANT 4



Z20-005  
1836 Lockbourne Rd.  
Approximately 3.34  
L-M to AR-1 & R-3



Z20-005  
1836 Lockbourne Rd.  
Approximately 3.34  
L-M to AR-1 & R-3



### Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

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

DEPARTMENT OF BUILDING AND ZONING SERVICES

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
(PLEASE PRINT)

Case Number: Z20-005, CV20-011

Address: 1836 Lockbourne Road

Group Name: Columbus Southside Area Commisison

Meeting Date: May 26, 2020

Specify Case Type:

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

Recommendation:  
(Check only one and list basis for recommendation below)

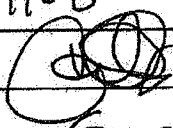
- Approval
- Disapproval

**NOTES:**

Vote:

Signature of Authorized Representative:

11-0



SIGNATURE

SOUTHSIDE AREA COMMISSION

RECOMMENDING GROUP TITLE

614-285-4901 X1100

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



Rezoning Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 North Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: Z20 - 005

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, Ohio 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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

Table with 2 columns and 2 rows containing project details: 1. City of Columbus, Land Redevelopment; 2. Woda Cooper Companies, Inc.; 3. (blank); 4. (blank)

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of Donald Plank

Subscribed to me in my presence and before me this 1st day of July, in the year 2020

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of MaryAlice Wolf

My Commission Expires:



This Project Disclosure Statement expires six months after date of notarization.
MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer