

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 13, 2023**

- 4. APPLICATION: Z23-027**
Location: **919 LOEW ST. (43201)**, being 0.22± acres located on the west side of Loew Street, 165± feet north of Gibbard Avenue, and at the southeast corner of Loew Street and Gibbard Avenue (010-010982 & 010-001095; Milo-Grogan Area Commission).
Existing Zoning: R-4, Residential District.
Request: M, Manufacturing (H-35).
Proposed Use: Vehicle storage.
Applicant(s): Robin Adams; 927 Loew Street; Columbus, OH 43201.
Owner(s): The Applicant
Planner: Joseph Rose; 614-645-3526; jmrose@columbus.gov

BACKGROUND:

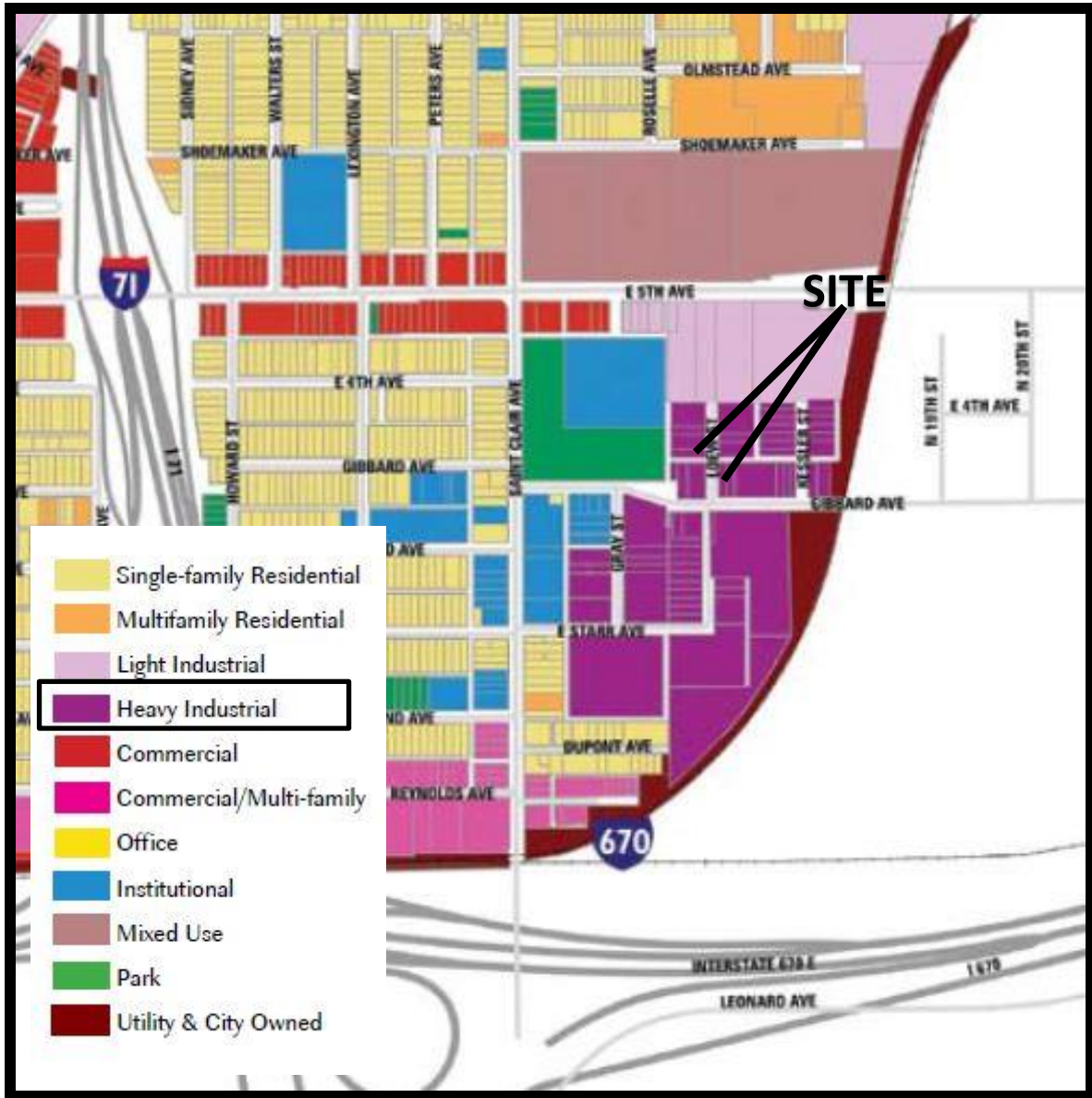
- The site consists of two undeveloped parcels zoned in the R-4, Residential District. The requested M, Manufacturing District will permit vehicle storage at this location. Additionally the site is located within the boundaries of the I-670 Graphics Control Overlay.
- To the north of the site are single unit-dwellings in the M, Manufacturing District. To the south is undeveloped land and manufacturing uses in the M, Manufacturing District. To the east is a parking lot in the R-4, Residential and M, Manufacturing districts. To the west is undeveloped land in the M, Manufacturing District.
- The site is within the planning area of the *Milo-Grogan Neighborhood Plan (2007)*, which recommends “Heavy Industrial” land uses at this location. The Plan also includes the early adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*.
- The site is located within the boundaries of the Milo-Grogan Area Commission, whose recommendation is for approval.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested M, Manufacturing District will permit vehicle storage at this location. Staff supports the requested M, Manufacturing district as it is consistent with the *Milo-Grogan Neighborhood Plan’s* recommendation for “Heavy Industrial” land uses, and with the overall zoning and development pattern in the surrounding area.



Z23-027
919 Loew St.
Approximately 0.22 acres
R-4 to M



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919 Loew St.
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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 Z23-027

Address 919 LOEW STREET

Group Name MILO-GROGAN AREA COMMISSION

Meeting Date 6/13/23

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:

We the area commission of Milo-Grogan and with the community of Milo-Grogan support this rezoning application.

Vote We had 10 Commissioners that voted yes to support

Signature of Authorized Representative *Charles Thompson* 6/13/23

Recommending Group Title Milo-Grogan Area Commission Chair/Zoning Chair

Daytime Phone Number 614-580-0280

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.

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 #: Z23-027

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)
of (COMPLETE ADDRESS)

Robin Adams
927 Loew St, Columbus, OH 43201

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)

1. Robin Adams 614-636-9166 927 Loew St; Columbus, OH 43201 (0)	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Robin Adams

Sworn to before me and signed in my presence this 12th day of April, in the year 2023

SIGNATURE OF NOTARY PUBLIC

Renee D. Morgan

My Commission Expires

7/7/2026

Notary Seal Here



Renee D. Morgan
Notary Public
State of Ohio
Recorded in Franklin County
My Commission Expires
July 7, 2026

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