

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 12, 2024**

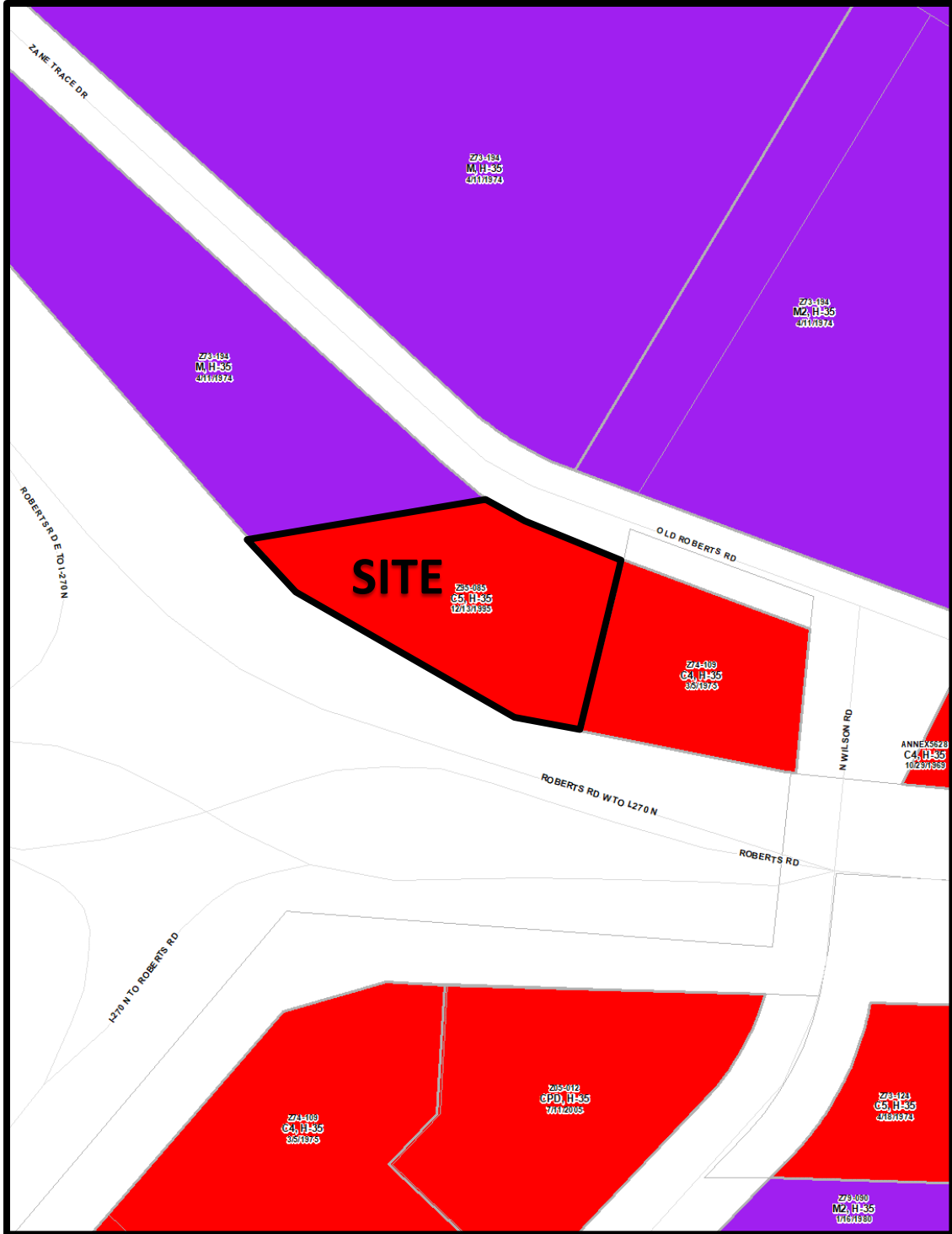
- 2. APPLICATION:** [Z24-037](#)
- Location:** **4410 ROBERTS RD. (43228)**, being 1.16± acres located on the north side of Roberts Road; 200± feet west of Wilson Road (560-211486; West Scioto Area Commission).
- Existing Zoning:** C-5, Commercial District.
- Request:** C-4, Commercial District (H-35).
- Proposed Use:** Commercial development.
- Applicant(s):** New Gen RE Ohio, LLC; c/o Catherine Cunningham, Atty.; 65 East State Street, Suite 1800; Columbus, OH 43215
- Owner(s):** 4410 Roberts Road, LLC; 3737 Zane Trace Drive; Columbus, OH 43228
- Planner:** Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

BACKGROUND:

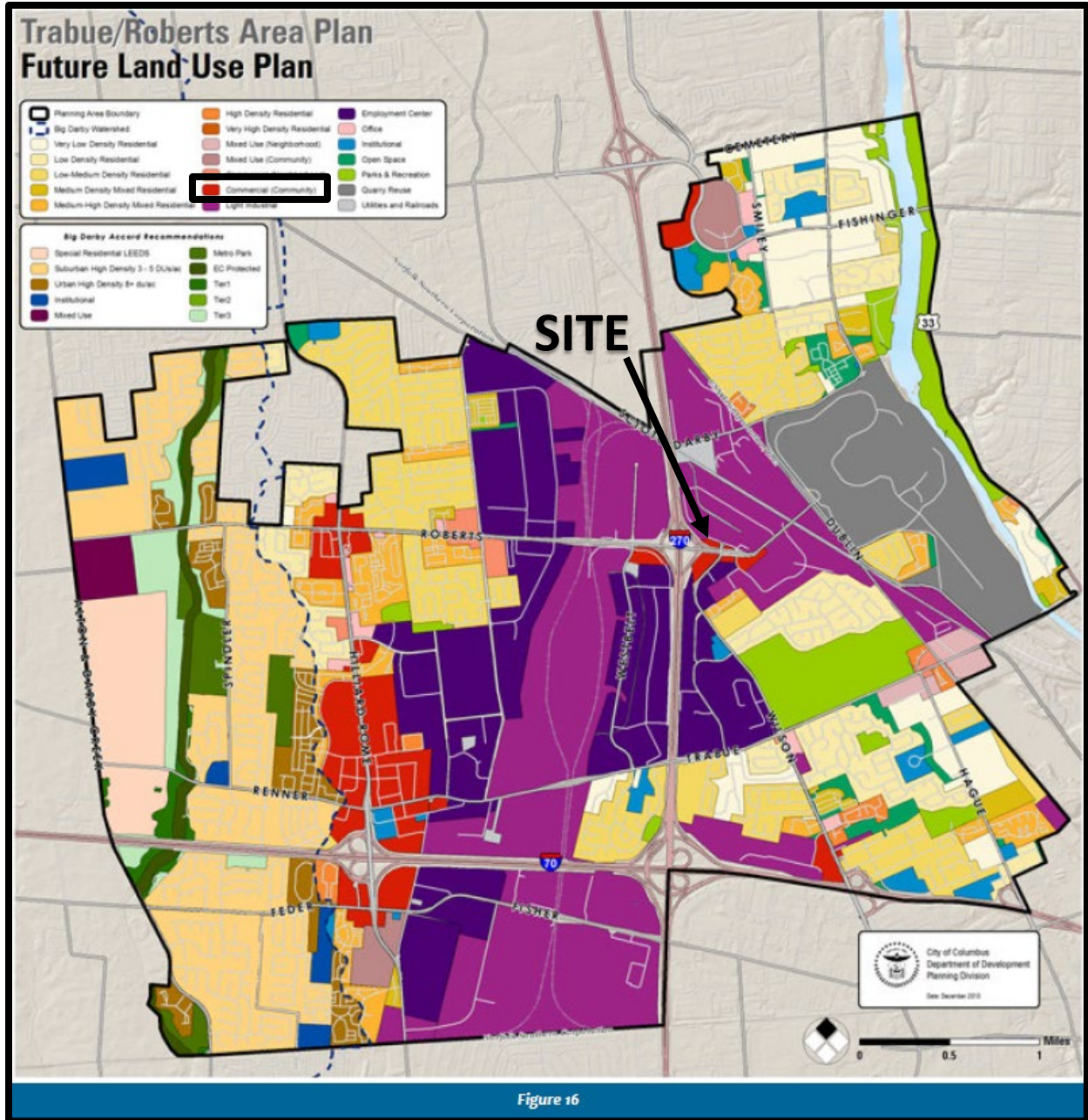
- The 1.16± acre site consists of one parcel developed with a former commercial building in the C-5, Commercial District. The requested C-4, Commercial District will allow for regional-scale commercial development.
- North of the site are manufacturing facilities in the M, Manufacturing District. South of the site is a fuel sales business in the CPD, Commercial Planned Development District. East of the site is a fuel sales business in the C-4, Commercial District. West of the site is Interstate Route I-270.
- The site is within the planning boundaries of the *Trabue/Roberts Area Plan* (2011), which recommends “Commercial (Community)” land uses at this location. The Plan also includes early adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018).
- The site is located within the boundaries of the West Scioto Area Commission, whose recommendation is for disapproval.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Roberts Road as Suburban Community Corridor requiring 120 feet of right-of-way.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

The requested C-4, Commercial District will allow regional scale commercial uses. The requested C-4 district is consistent with both the *Trabue/Roberts Area Plan* land use recommendation, and the existing development and zoning pattern along this section of Roberts Road.



Z24-037
4410 Roberts Rd.
Approximately 1.16 acres
C-5 to C-4



Z24-037
4410 Roberts Rd.
Approximately 1.16 acres
C-5 to C-4



Z24-037
4410 Roberts Rd.
Approximately 1.16 acres
C-5 to C-4

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>Z24-037</u>
Address	<u>4410 ROBERTS ROAD</u>
Group Name	<u>WEST SCIOTO AREA COMMISSION</u>
Meeting Date	<u>October 17, 2024</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input type="checkbox"/> Approval <input checked="" type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

WSAC met on October 17, 2024 and voted 3-3 on this application. A tie vote is a disapproval.

Vote	<u>3-3-0</u>
Signature of Authorized Representative	<u>Kristen E. McKinley</u> <small>Digitally signed by Kristen E. McKinley Date: 2024.10.27 23:24:35 -04'00'</small>
Recommending Group Title	<u>West Scioto Area Commission</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 **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



Rezoning Application

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z24-037

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) Catherine A. Cunningham,
of (COMPLETE ADDRESS) Kegler, Brown, Hill + Ritter, 65 E. State St., Ste. 1800, 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

<p>1. New Gen RE Ohio, LLC Scott Everett, (312) 316-8700 2245 Gilbert Avenue, Suite 205, Cincinnati, OH 45206 15-20 Columbus-based employees (100% owned by New Gen Holdings, Inc.)</p>	<p>2. Vext Science, Inc. Scott Everett, (312) 316-8700 4152 N. 39th Avenue, Phoenix, AZ 85019 0 Columbus-based employees</p>
<p>3. Jason Ty Nguyen (602) 463-1013 9324 W. Verada Solana Drive, Peoria, AZ 85383 0 Columbus based employees (5% or more interest in Vext Science, Inc.)</p>	<p>4. Svetlana Landsberg +352621717145 1 Avenue des Genets, Apt 24H, Le Millefiori Monaco 98000 0 Columbus based employees (5% or more interest in Vext Science, Inc.)</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 15th day of August, in the year 2024

My Commission Expires June 8, 2028

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC



KELLY L. ACKLEY
Notary Public, State of Ohio
My Commission Expires 06-08-2028

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