

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JANUARY 9, 2025**

- 7. APPLICATION: Z24-056**  
**Location:** **3355 REFUGEE RD. (43232)**, being 9.03± acres located on the south side of Refugee Road, 1,800± feet east of Winchester Pike (530-156568; Mideast Area Commission).  
**Existing Zoning:** L-C-4, Limited Commercial District.  
**Request:** AR-1, Apartment Residential District (H-60).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Columbus Metropolitan Housing Authority; c/o Jackson B. Reynolds, III, Atty; 37 W. Broad St., suite 260; Columbus, OH 43215.  
**Property Owner(s):** Columbus Metropolitan Housing Authority; 880 E. 11<sup>th</sup> Ave., Columbus, OH 43211.  
**Planner:** Phil Ashear; 614-645-1719; [pjashear@columbus.gov](mailto:pjashear@columbus.gov)

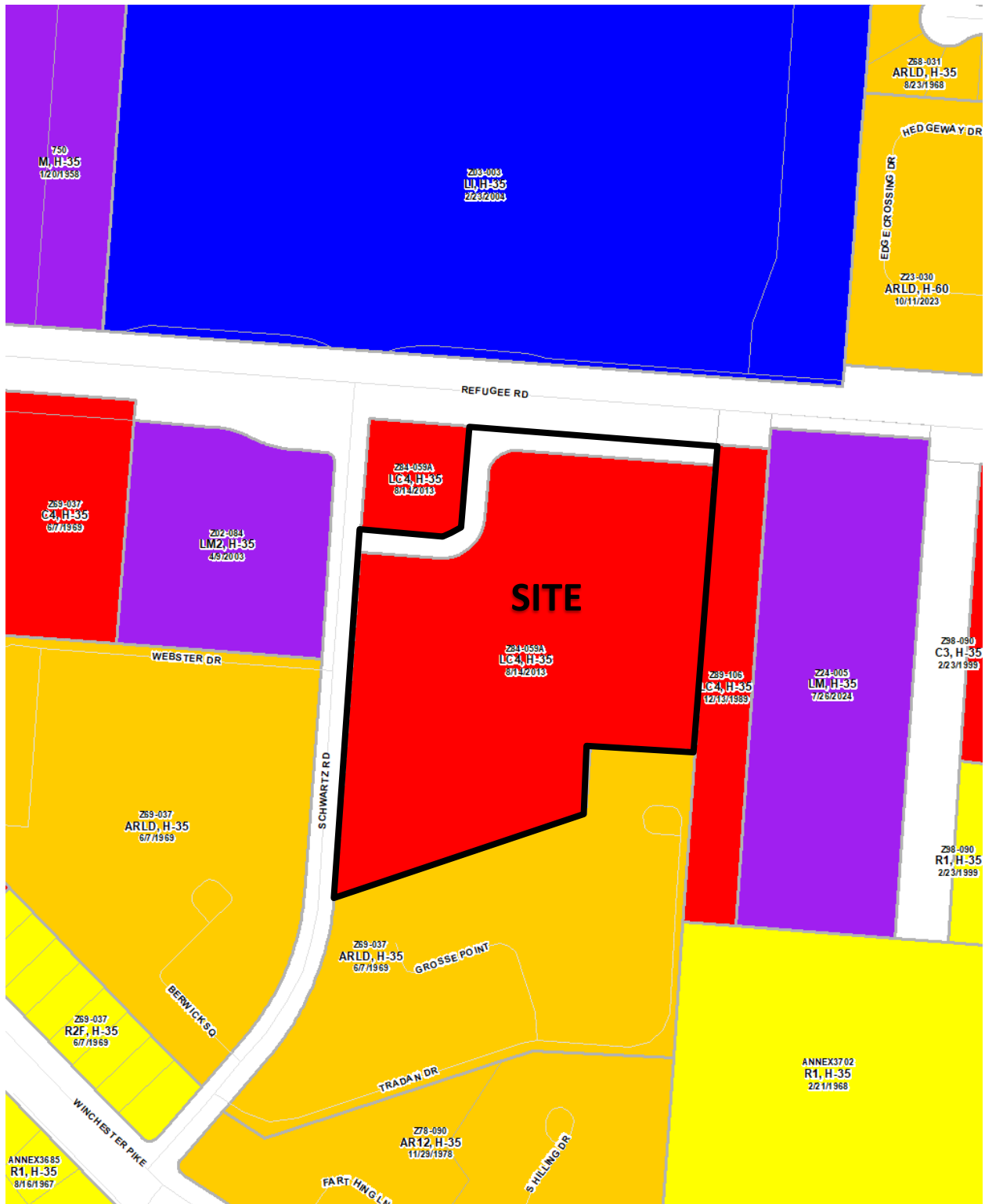
**BACKGROUND:**

- The 9.03± site consists of one undeveloped parcel in the L-C-4, Limited Commercial District. The applicant requests the AR-1, Apartment Residential District to allow for a multi-unit residential development.
- To the north of the site is a religious facility in the L-I, Limited Institutional District. To the west is a retail use in the L-C-4, Limited Commercial District, a contracting company in the L-M-2, Limited Manufacturing District, and multi-unit residential development in the ARLD, Apartment Residential District. To the east is an auto-repair use in the L-C-4, Limited Commercial District. To the south is multi-unit residential development in the ARLD, Apartment Residential District.
- The site is not within the boundary of an adopted area plan; therefore, there is no land use recommendation at this location. However, the site is subject to early adoption of *Columbus Citywide Planning Policies* (C2P2).
- The site is located within the boundaries of the Mideast Area Commission, whose recommendation is for approval.
- Concurrent Council variance CV24-138 has been filed requesting to reduce the required landscaping and screening, building setback, perimeter yard, and number of parking spaces. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Refugee Road as Suburban Commuter Corridor requiring 160 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION:** ~~Conditional~~ Approval

The requested AR-1, Apartment Residential District will allow multi-unit residential development

of up to 36.2 dwelling units per acre. There is no adopted land use plan for this location; however, staff find the submitted site plan and landscape plan to be consistent with *Columbus Citywide Planning Policies* (C2P2) Design Guidelines and the proposal will further the City's objective of creating more housing. ~~At the time this staff report was written, a traffic impact study was still under review. Additional commitments or revisions may be necessary based on the results of the approved traffic impact study. The Division of Traffic Management has additional outstanding comments related to pedestrian connectivity and emergency access. Upon resolution of the comments above, City Departments' recommendation can be for full approval.~~



Z24-056  
L-C-4 to AR-1  
3355 Refugee Road  
Approximately 9.03 acres



Z24-056  
L-C-4 to AR-1  
3355 Refugee Road  
Approximately 9.03 acres

## 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** \_\_\_\_\_

**Address** \_\_\_\_\_

**Group Name** \_\_\_\_\_

**Meeting Date** \_\_\_\_\_

**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:**

**Vote** \_\_\_\_\_

**Signature of Authorized Representative**      Felicia A. Saunders

**Recommending Group Title** \_\_\_\_\_

**Daytime Phone Number** \_\_\_\_\_

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

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, 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 #: Z24-056

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. Columbus Metropolitan Housing Authority 880 E. 11th Avenue Columbus, OH 43211 Mike Wagner 614-421-6000	2.
3.	4.

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 10<sup>th</sup> day of June, in the year 2025

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

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.***