

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 14, 2019**

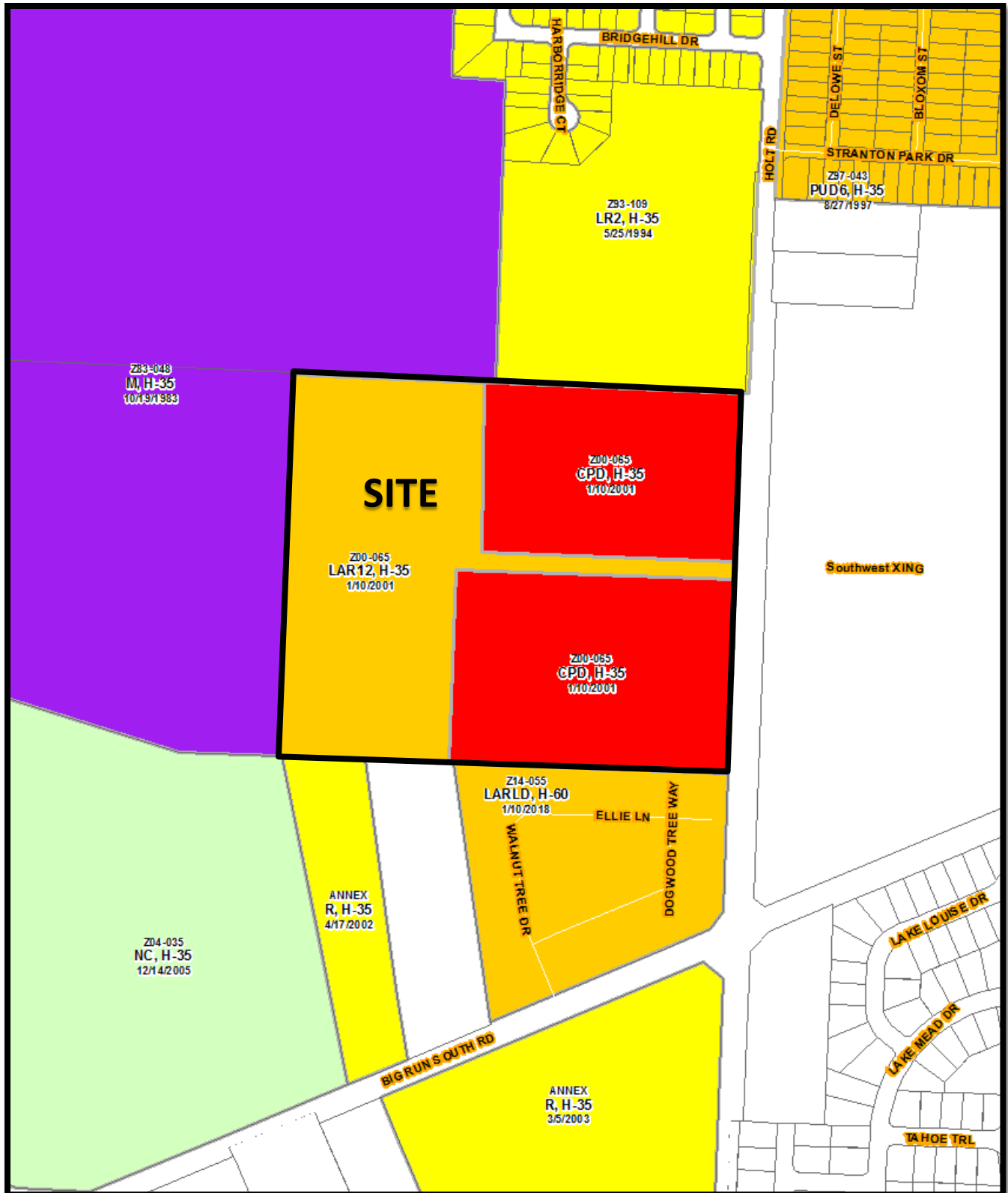
- 3. APPLICATION: Z18-073**
Location: **2695 HOLT ROAD (43123)**, being 43.49± acres located on the west side of Holt Road, 465± feet north of Big Run South Road (010-255271; Westland Area Commission).
Existing Zoning: L-AR-12, Limited Apartment Residential District and CPD, Commercial Planned Development District.
Request: I, Institutional District (H-35).
Proposed Use: Schools.
Applicant(s): Mark Waller; c/o Scott Surovjak, Atty.; 250 West Street, Suite 700; Columbus, OH 4215.
Property Owner(s): South-Western City Schools; c/o Mark Waller; 3805 Marlane Drive; Grove City, OH 43123.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

- The 43.49± acre site consists of a single parcel developed with a school that was split zoned for commercial and apartment development in the CPD, Commercial Planned Development and L-AR-12, Limited Apartment Residential districts prior to the construction of the school. The applicant proposes the I, Institutional District to develop an additional school on the site.
- The site is bordered to the north and west by undeveloped lands in the L-R-2, Limited Residential, and M, Manufacturing districts. To the south are undeveloped lands zoned L-ARLD, Limited Apartment Residential District, a single-unit dwelling in Prairie Township, and church in the R, Rural District. To the east across Holt Road are school facilities in Grove City.
- The site is within the planning area of *The Westland Plan* (1994), which recommends “Residential (3-5 units per acre)” uses at this location. Additionally, this site is within an area that has early adoption of the new *Columbus Citywide Planning Policies* (C2P2) design guidelines.
- The site is located within the boundaries of the Westland Area Commission, whose recommendation is for approval. However, Staff had not received the recommendation form at the time this report was finalized.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

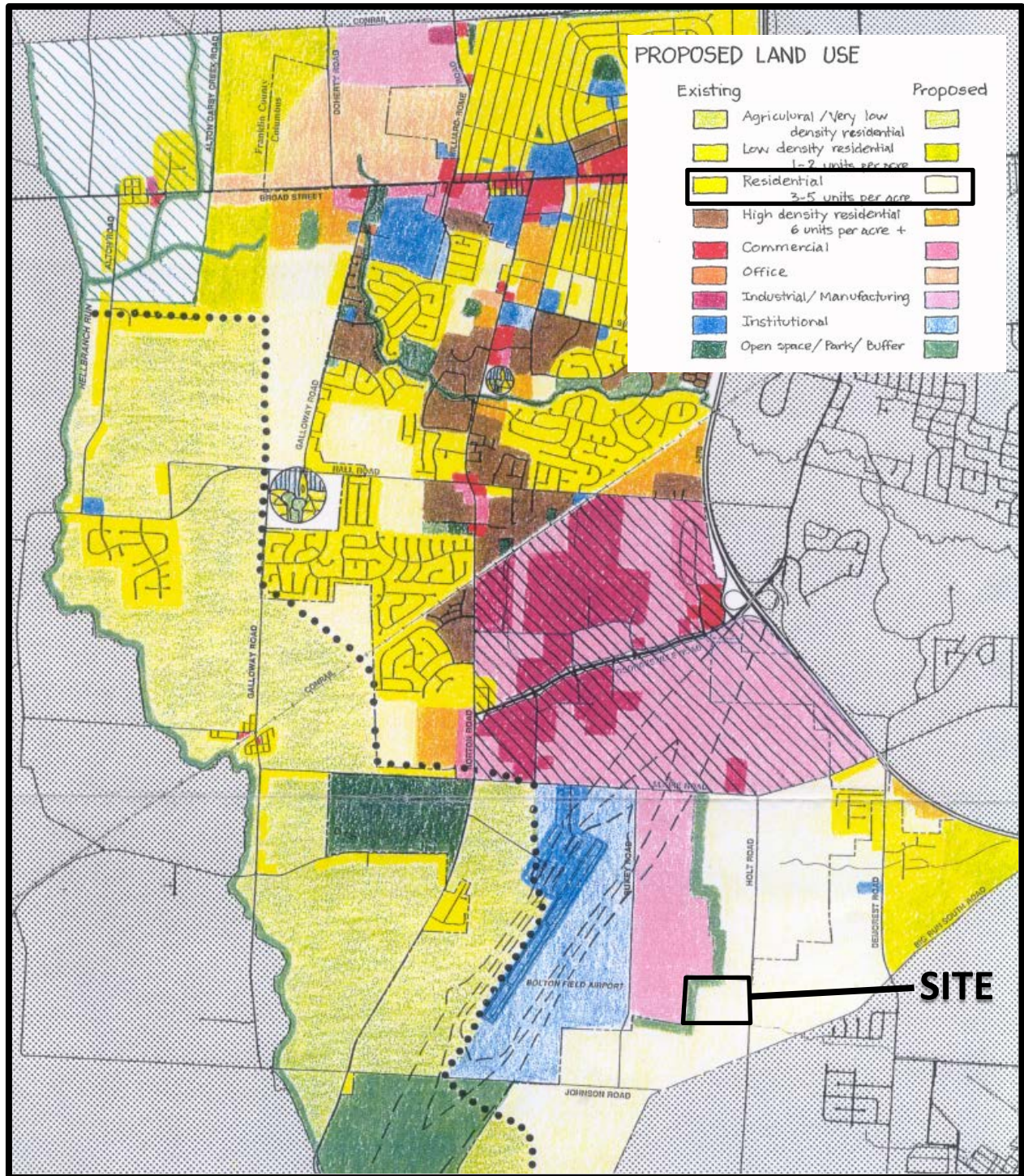
The requested I, Institutional District would permit school facilities on the site as well as other institutional uses. Although the *Westland Plan* recommends low-density residential for this location, staff recognizes that there is an existing school use on the site, and that additional associated institutional uses are supportable.



Z18-073
2695 Hold Road
Approximately 43.48 acres
L-AR-12 & CPD to I

The Westland Plan (1994)

"Residential (3-5 units per acre)" Recommended



Z18-073
 2695 Hold Road
 Approximately 43.48 acres
 L-AR-12 & CPD to I



Z18-073
2695 Hold Road
Approximately 43.48 acres
L-AR-12 & CPD to I

Standardized Recommendation Form

111 North Front Street, Columbus, Ohio 43215

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

(PLEASE PRINT)

Case Number:

218-073

Address:

2695 Holt Road

Group Name:

Westland Area Commission

Meeting Date:

February 20, 2019

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:

11-0 w/ 1 abstention

Signature of Authorized Representative:

Michael McKay
SIGNATURE

Chairman, Zoning Committee
RECOMMENDING GROUP TITLE

614-745-5452
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**

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 #: Z18-073STATE OF OHIO
COUNTY OF FRANKLINBeing first duly cautioned and sworn (NAME) Mark Wallerof (COMPLETE ADDRESS) 3805 Marlane Drive, Grove City, Ohio 43123

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
 Business or individual's address
 Address of corporate headquarters
 City, State, Zip
 Number of Columbus based employees
 Contact name and number

1. South-Western City Schools 3805 Marlane Drive Grove City, Ohio 43123 Columbus-based employees: 600 Mark Waller 614-679-8470	2.
3.	4.

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

SIGNATURE OF AFFIANT

Mark E. WallerSubscribed to me in my presence and before me this 4 day of October, in the year 2018

SIGNATURE OF NOTARY PUBLIC

Nancie Bevilacqua

My Commission Expires



Nancie Bevilacqua
 Notary Public, State of Ohio
 My Commission Expires 05-29-2021

Notary Seal Here

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