

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 12, 2023**

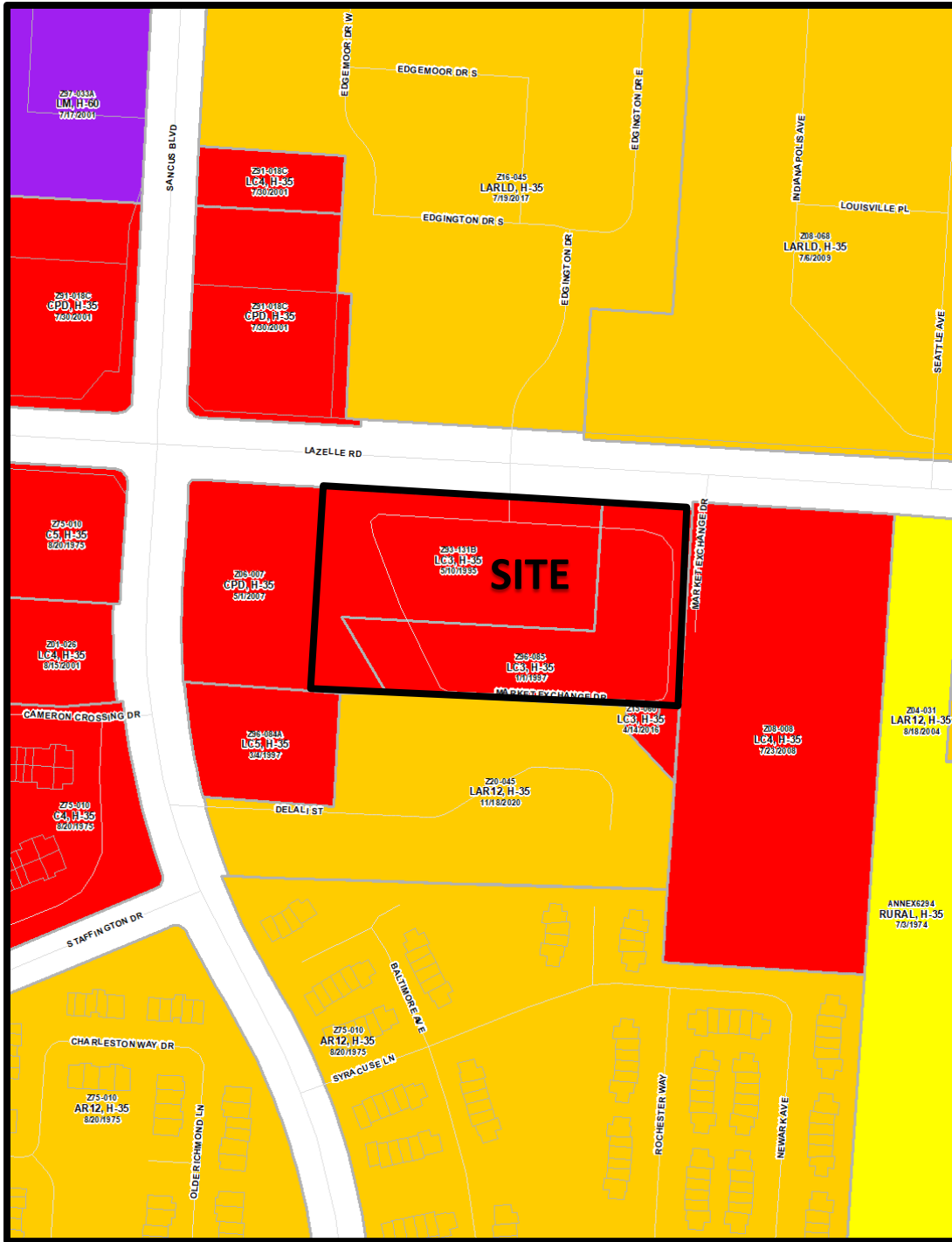
- 4. APPLICATION: Z23-040**
- Location:** **8269 MARKET EXCHANGE DR. (43081)**, being 3.83± acres located on the south side of Lazelle Road, 240± feet east of Sancus Boulevard (610-295562; Far North Columbus Communities Coalition).
- Existing Zoning:** L-C-3, Limited Commercial District.
- Request:** L-C-4, Limited Commercial District (H-35).
- Proposed Use:** Expand permitted commercial uses.
- Applicant(s):** 2WDLZ LLC; c/o Michael Shannon, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
- Property Owner(s):** 2WDLZ LLC; 10 North High Street, Suite 401; Columbus, OH 43215.
- Planner:** Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

BACKGROUND:

- The 3.83 acre site consists of one parcel developed with a strip mall in the L-C-3, Limited Commercial District. The requested L-C-4, Limited Commercial District will allow for additional permitted commercial uses.
- North of the site is a multi-unit apartment development in the L-ARLD, Limited Apartment Residential District. South of the site is an undeveloped parcel in the L-AR-12, Limited Apartment Residential District. East of the site is a landscaping business in the L-C-4, Limited Commercial District. West of the site is a strip mall in the CPD, Commercial Planned Development District.
- The site is within the planning boundaries of the *Far North Area Plan* (2014), which recommends “Commercial (Community)” land uses at this location.
- The site is located within the boundaries of the Far North Columbus Communities Coalition, whose recommendation is for approval.
- The limitation text includes use restrictions and supplemental development standards that address building setbacks, height restrictions, vehicular and pedestrian access, and right-of-way requirements.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Lazelle Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

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

The requested L-C-4, Limited Commercial District will allow expanded permitted commercial uses while utilizing the existing building. The proposal is also consistent with the land use recommendations of the *Far North Area Plan*. ~~While staff supports the proposed permitted uses and building design, Planning Division requests a site plan demonstrating the addition of a sidewalk connection into the site. Once this request has been addressed and reviewed to the satisfaction of the Planning Division, staff's recommendation will be for approval.~~ **Applicant has added a commitment for a sidewalk connection into the site in the limitation text, satisfying the Planning Division's outstanding comment.**



Z23-040
8269 Market Exchange Dr.
Approximately 3.83 acres
L-C-3 to L-C-4

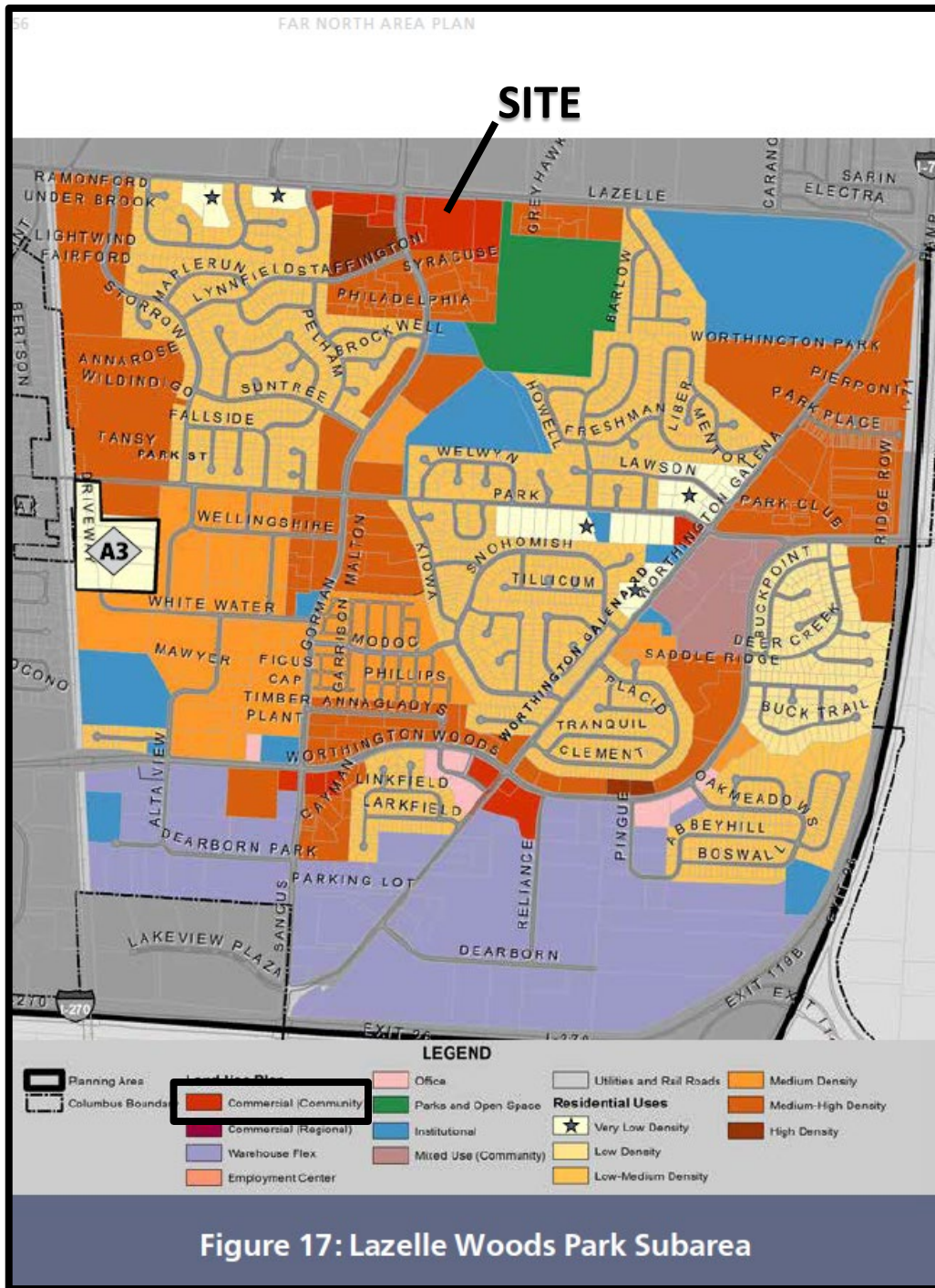


Figure 17: Lazelle Woods Park Subarea

Z23-040
 8269 Market Exchange Dr.
 Approximately 3.83 acres
 L-C-3 to L-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 Z23-040

Address 8269 MARKET EXCHANGE DRIVE

Group Name FAR NORTH COLS COMM COALITION

Meeting Date 10-03-2023

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:

Applicant worked with FNCCC to eliminate (in the limitation text) several uses that would have been allowed otherwise.

Vote 7-0

Signature of Authorized Representative *James Palmisano*

Recommending Group Title FNCCC President

Daytime Phone Number 614/795-5877

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 #: Z 2 3 - 0 4 0

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) Eric Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio
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. 2WDLZ LLC 10 North High Street, Suite 401 Columbus, Ohio 43215	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 26th day of June, in the year 2023

[Signature] My Commission Expires 1-11-2026
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
01-11-2026

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