

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 10, 2022**

- 8. APPLICATION: Z21-097**
Location: **2973 MCCUTCHEON RD. (43219)**, being 0.49± acres located at the southeast corner of McCutcheon Road and Stelzer Road (520-146508; Northeast Area Commission).
Existing Zoning: R-1, Residential District and C-4, Commercial District.
Request: C-4, Commercial District (H-35).
Proposed Use: Regional scale commercial uses.
Applicant(s): Create Collaborative; c/o Kim Mikanik, Agent; 1116 West Second Avenue; Columbus, OH 43212.
Property Owner(s): Dezalovsky Investments, LLC; 7086 Fodor Road; New Albany, OH 43054.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

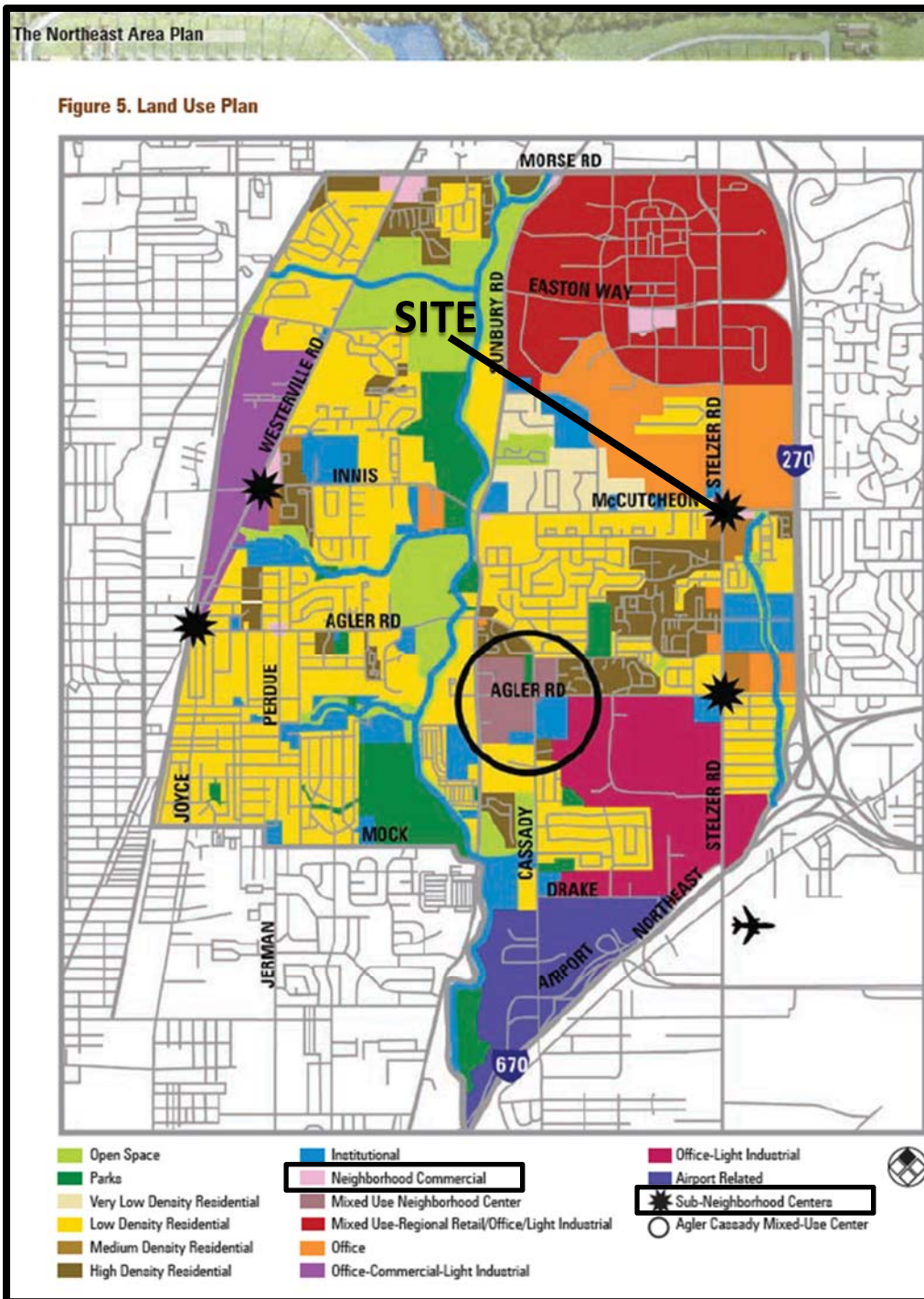
- The site consists of one undeveloped parcel split zoned in the R-1, Residential and C-4, Commercial districts. The applicant requests the C-4, Commercial District to permit regional scale commercial uses at this location.
- North of the site is undeveloped land in the L-M-2, Limited Manufacturing and C-4, Commercial districts. South and east of the site is a shopping center in the CPD, Commercial Planned Development District. West of the site is a retail establishment in the L-C-4, Limited Commercial District.
- The site is within the planning boundaries of the *Northeast Area Plan* (2007), which recommends “Commercial” land uses at this location.
- The site is located within the boundaries of the Northeast Area Commission, who tabled this request at their January meeting.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Stelzer Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way and McCutcheon Road as a Suburban Community Connector requiring 100 feet of right-of-way.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested C-4, Commercial District will permit regional scale commercial uses at this site. This request is consistent with the *Northeast Area Plan*’s recommendation for “Commercial” land uses at this site location, the existing development and zoning pattern at the intersection of Stelzer Road and McCutcheon Road, and will not add incompatible uses to the area.



Z21-097
2973 McCutcheon Rd.
Approximately 0.49 acres
R-1 to C-4



Z21-097
 2973 McCutcheon Rd.
 Approximately 0.49 acres
 R-1 to C-4



Z21-097
2973 McCutcheon Rd.
Approximately 0.49 acres
R-1 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 Z21-097

Address 2973 McCutcheon Road, Cols, OH 43219

Group Name Northeast Area Commission

Meeting Date June 2, 2022

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 has met with the Commission on three occasions to recommendations for zoning change request. Although we feel that this parcel will present a challenge in it's location and possible uses due to it's size, applicant has assured the commisison that the discussed uses that we feel will not be compatible or useful for the commuuty will not be considered. The retail uses that were discussed should not present or have a negative impact in this community. The applicant complied with all of the request/suggestions from zoning committee.

Vote 8 Approval/0 Disapproval

Signature of Authorized Representative Commissioner Edna Moore 6/3/2022

Recommending Group Title Northeast Area Commission

Daytime Phone Number 614-519-2195

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

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-097

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) Kimberly Mikanik
of (COMPLETE ADDRESS) 1116 W. 2nd Ave. , COLUMBUS OH 43212
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. Create Collaborative (Kim Mikanik) 1116 W. 2nd Ave. Columbus, OH 43212	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 9th day of June, in the year 2022

SIGNATURE OF NOTARY PUBLIC

My Commission Expires 10-15-2022



SERINA JENKINS
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
10-15-2022

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