

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 11, 2023**

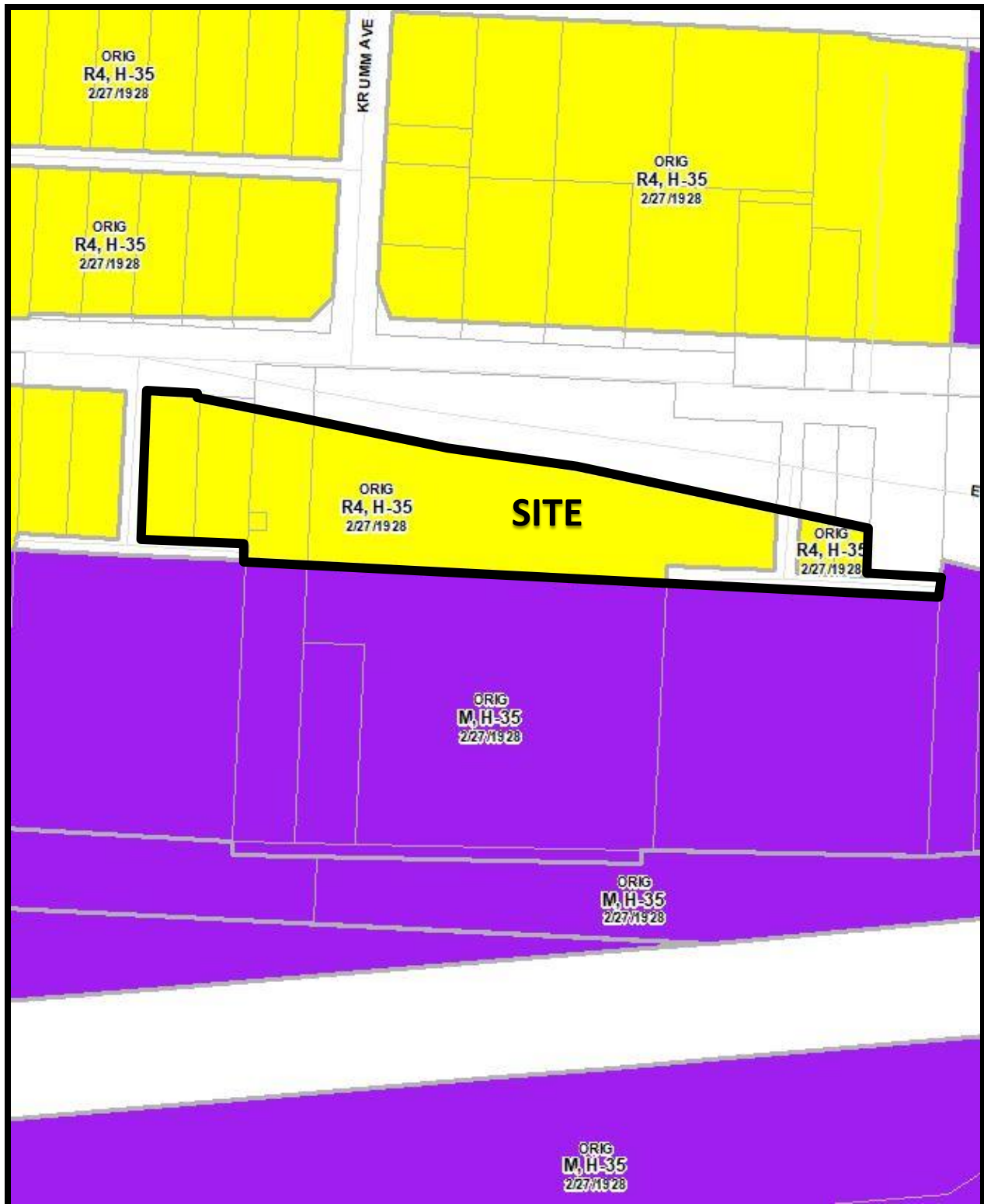
- 8. APPLICATION:** [Z22-098](#)
Location: **3245 E. 5TH AVE. (43219)**, being 1.50± acres located on the south side of East 5th to Stelzer Road, 450± west of Stelzer Road (Part of 010-030986 and five others; East Columbus Civic Association).
Existing Zoning: R-4, Residential District.
Request: M, Manufacturing District (H-35).
Proposed Use: Industrial/storage.
Applicant(s): CALKAR LLC; c/o Donald T. Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

BACKGROUND:

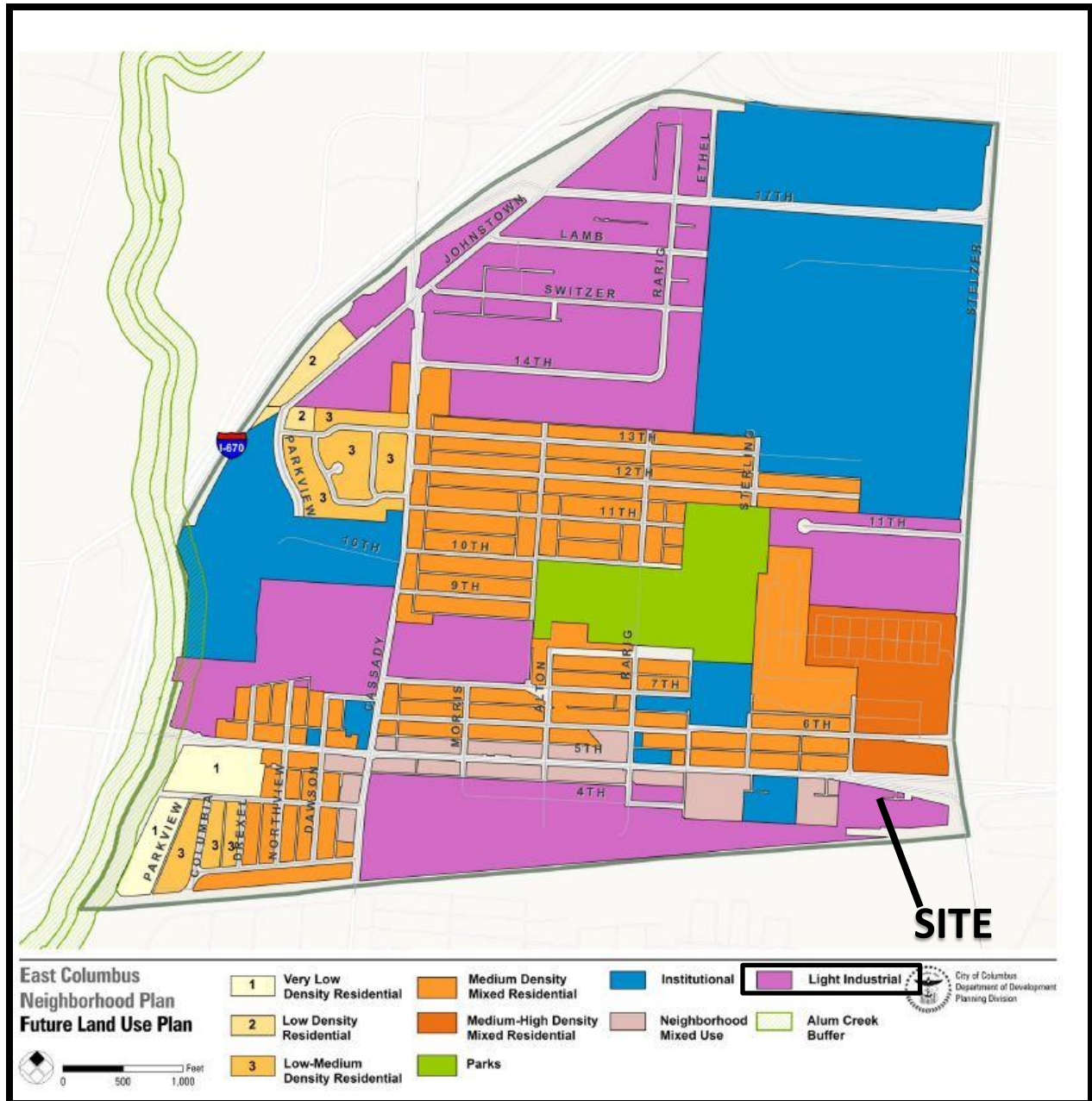
- The 1.50± acre site consists of five parcels developed with an office building and storage/ industrial yard in the R-4, Residential District. The requested M, Manufacturing District will permit industrial and storage uses at this location and will bring all parcels commonly owned by the applicant under one zoning district.
- To the north are single- two- and multi-unit residential dwellings in the R-4, Residential District. To the south and east are industrial and storage uses owned by the applicant in the M, Manufacturing District. To the west are single-unit dwellings in the R-4, Residential District.
- The site is within the planning area of the *East Columbus Neighborhood Plan* (2012), which recommends “Light Industrial” land uses at this location.
- The site is located within the boundaries of the East Columbus Civic Association, whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of East 5th Avenue as Urban Commuter Corridor requiring 100 feet of right-of-way.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

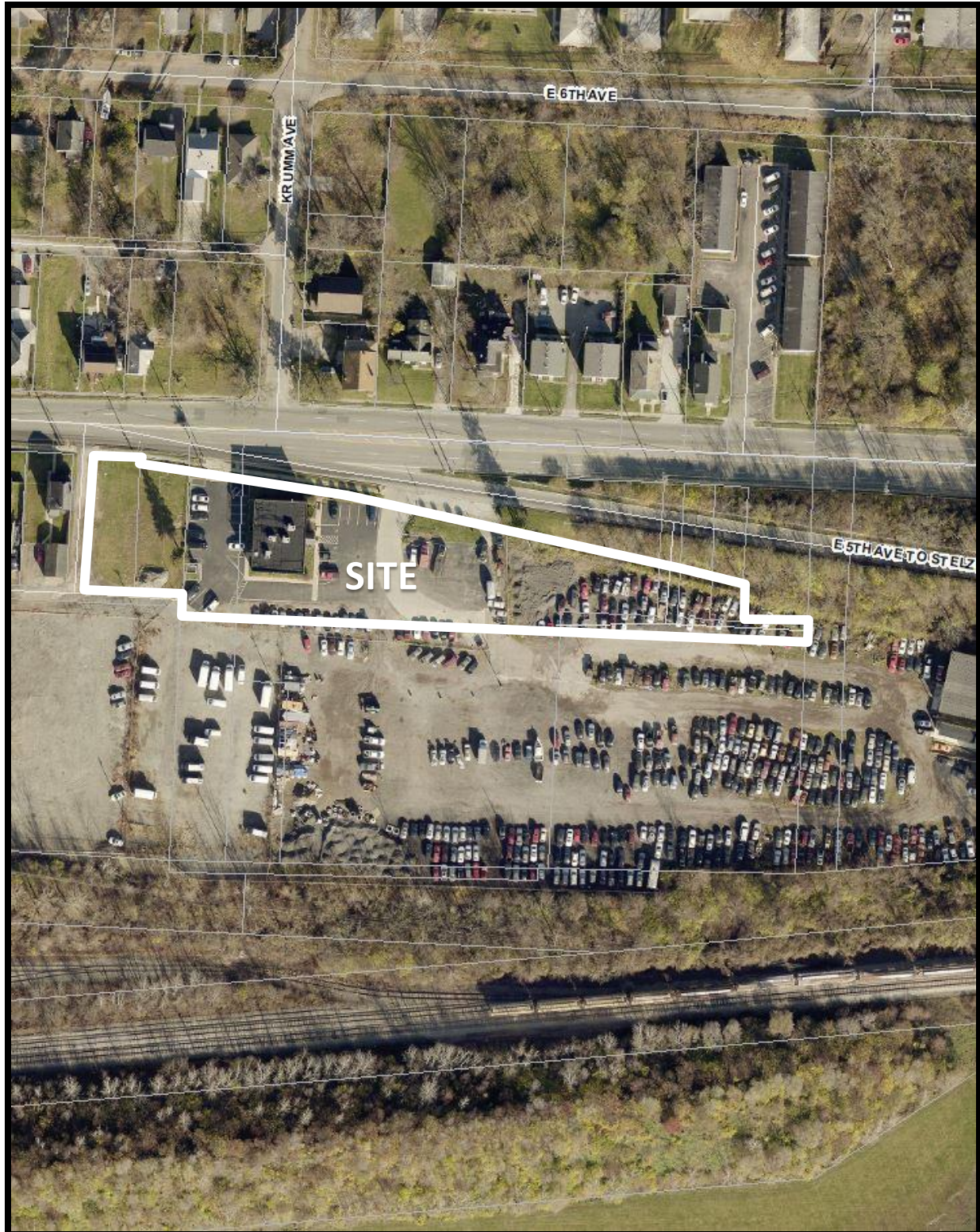
The requested M, Manufacturing District will permit industrial and storage uses at this location that is consistent with the light industrial land use recommendation of the *East Columbus Neighborhood Plan*. The request is consistent with the land-use and zoning pattern in the surrounding area and is not considered to be an introduction of an incompatible use.



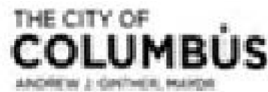
Z22-098
3245 E. 5th Ave.
Approximately 1.50 acres
R-4 to M



Z22-098
 3245 E. 5th Ave.
 Approximately 1.50 acres
 R-4 to M



Z22-098
3245 E. 5th Ave.
Approximately 1.50 acres
R-4 to M



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Standardized Recommendation Form

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

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number Z22-098
Address 3245 E. 5th Avenue
Group Name East Columbus Civic Association
Meeting Date 2/28/2023
Specify Case Type
☐ BZA Variance / Special Permit
☐ Council Variance
☒ Rezoning
☐ Graphics Variance / Plan / Special Permit
 Recommendation (Check only one) ☒ Approval
☐ Disapproval

LIST BASIS FOR RECOMMENDATION:

After speaking with Mr. Manciet the civic association approves the Rezoning because it is in the best interest of the community.

Vote Unanimous
Signature of Authorized Representative [Signature]
Recommending Group Title President East Columbus Civic Association
Daytime Phone Number 614-586-5060

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 #: Z22-098

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) Donald T. Plank
of (COMPLETE ADDRESS) Plank Law Firm, LPA, 411 East Town Street, Floor 2, Columbus, Ohio 43215
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. CALKAR LLC (Cal Berkey - 614-861-4265) 3245 East Fifth Avenue, Columbus, Ohio 43219 10	2.
3.	4.

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

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 23rd day of December, in the year 2022

[Signature] SIGNATURE OF NOTARY PUBLIC
NWC My Commission Expires

Notary Seal Here



Craig J. Moncrief, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date

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