

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 11, 2016**

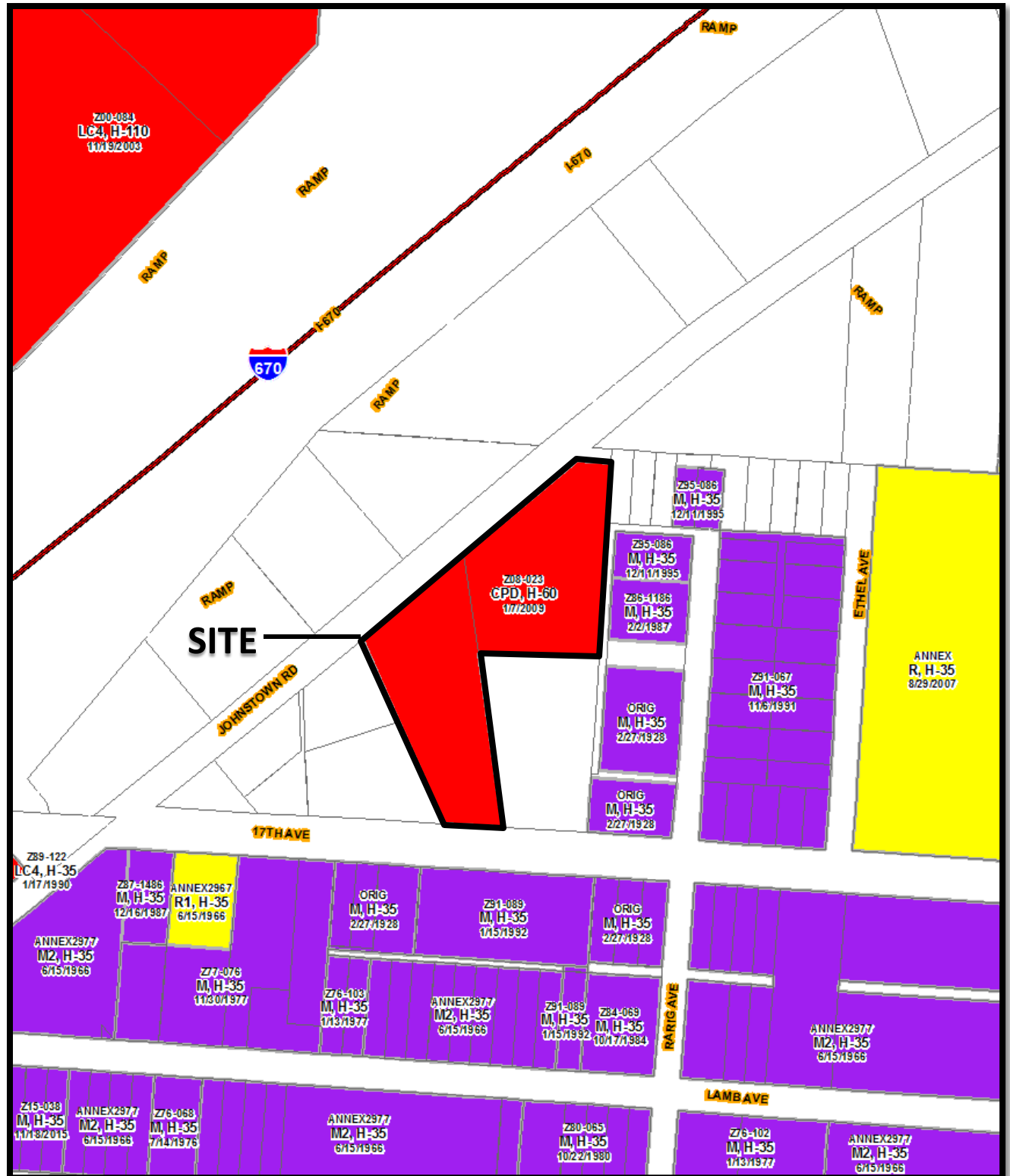
5.     **APPLICATION:**                   **Z16-032**  
       **Location:**                   **2673 & 2693 JOHNSTOWN ROAD (43219)**, being 3.92± acres located on the east side of Johnstown Road, 500± feet northeast of East Seventeenth Avenue (445-287490 & 445-287489).  
  
       **Existing Zoning:**           CPD, Commercial Planned Development District.  
       **Request:**                    M-2, Manufacturing District.  
       **Proposed Use:**            Light industrial, truck parking, future office.  
       **Applicant(s):**            Todd Ruck; 4342 Dublin Road; Columbus, OH 43221.  
       **Property Owner(s):**    T-S Ruck Limited Partnership; 4342 Dublin Road; Columbus, OH 43221.  
  
       **Planner:**                   Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)

**BACKGROUND:**

- The 3.92± acre site consists of two parcels zoned in the CPD, Commercial Planned Development District, which are currently vacant. The applicant is requesting the M-2 Manufacturing District to allow for light industrial, truck parking, and business office uses on the site.
- To the north of the site is I-670. To the west of the site are unincorporated lands in Mifflin Township developed with commercial/manufacturing uses. To the south and east are industrial buildings zoned in the M, Manufacturing District.
- The site is located in the planning area of *East Columbus Neighborhood Plan* (2012) which recommends “light industrial uses” for this location.
- The *Columbus Thoroughfare Plan* identifies Johnstown Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval

The requested M-2, Manufacturing District will allow a light industrial, truck parking, and/or business office development that is compatible with the uses and development standards of adjacent commercial and manufacturing developments. The proposal is also consistent with the land use recommendations of the *East Columbus Neighborhood Plan*.



Z16-032  
2673 & 2693 Johnstown Road  
Approximately 3.92 acres  
CPD to M-2

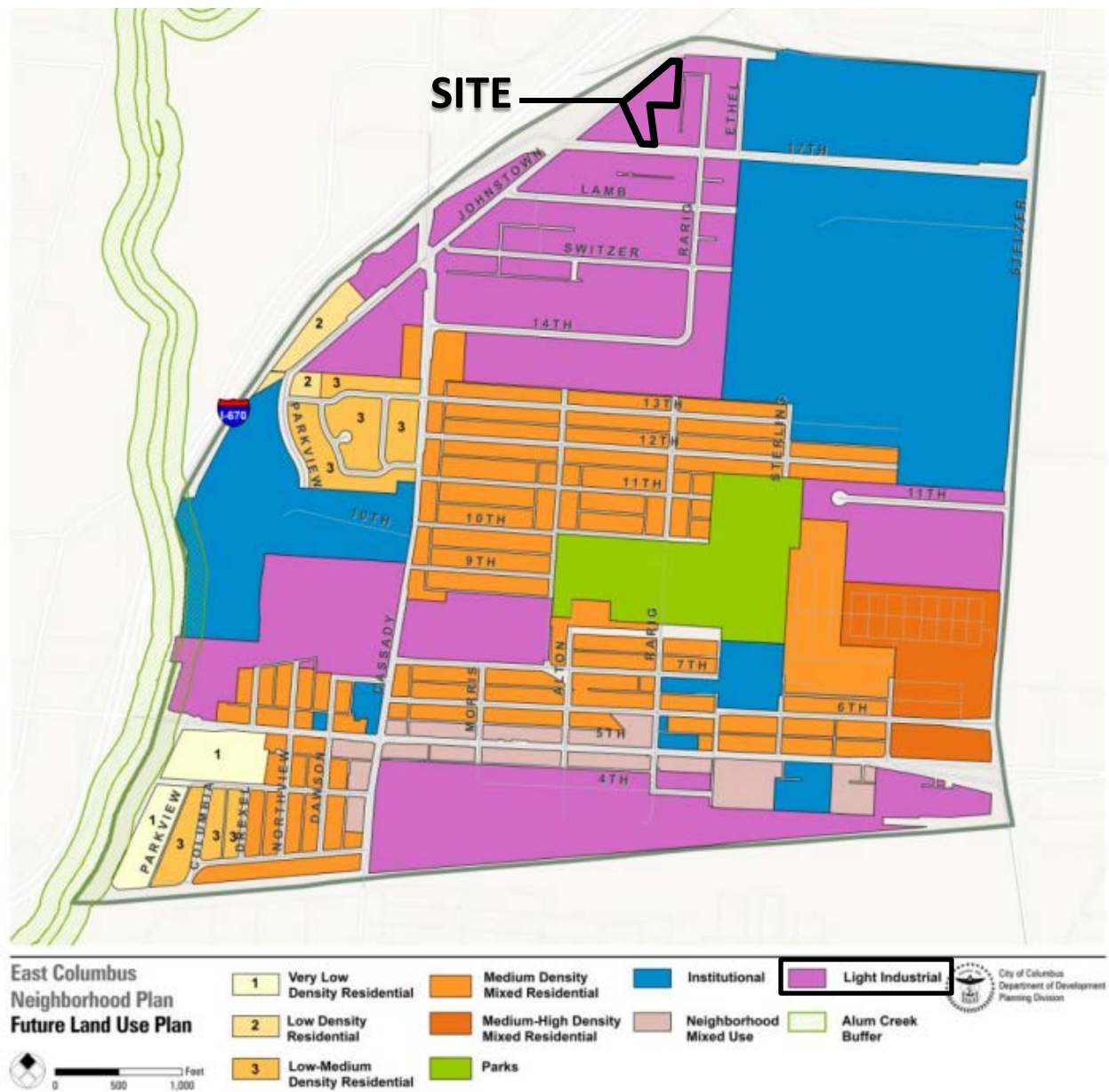


Figure 10

East Columbus Neighborhood Plan

Z16-032  
2673 & 2693 Johnstown Road  
Approximately 3.92 acres  
CPD to M-2





Z16-032  
2673 & 2693 Johnstown Road  
Approximately 3.92 acres  
CPD to M-2

THE CITY OF  
**COLUMBUS**

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

### PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # 216 - 032

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Tsoo Ruck

of (COMPLETE ADDRESS) 4342 Dublin Rd. Columbus OH 43221

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. <u>T S Ruck Limited Partnership</u> <u>4342 Dublin Rd.</u> <u>Columbus OH 43221</u> <u>Tsoo Ruck G.P. 614-206-9378</u>	2.
3.	4.

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

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 1 day of Feb., in the year 2017

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

April 17, 2021

LEWIS WICKLINE JR

~~This Notary Public~~ **This Project Disclosure Statement expires six months after date of notarization.**

In and for the State of Ohio

My Commission Expires

April 17, 2021



**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**