

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

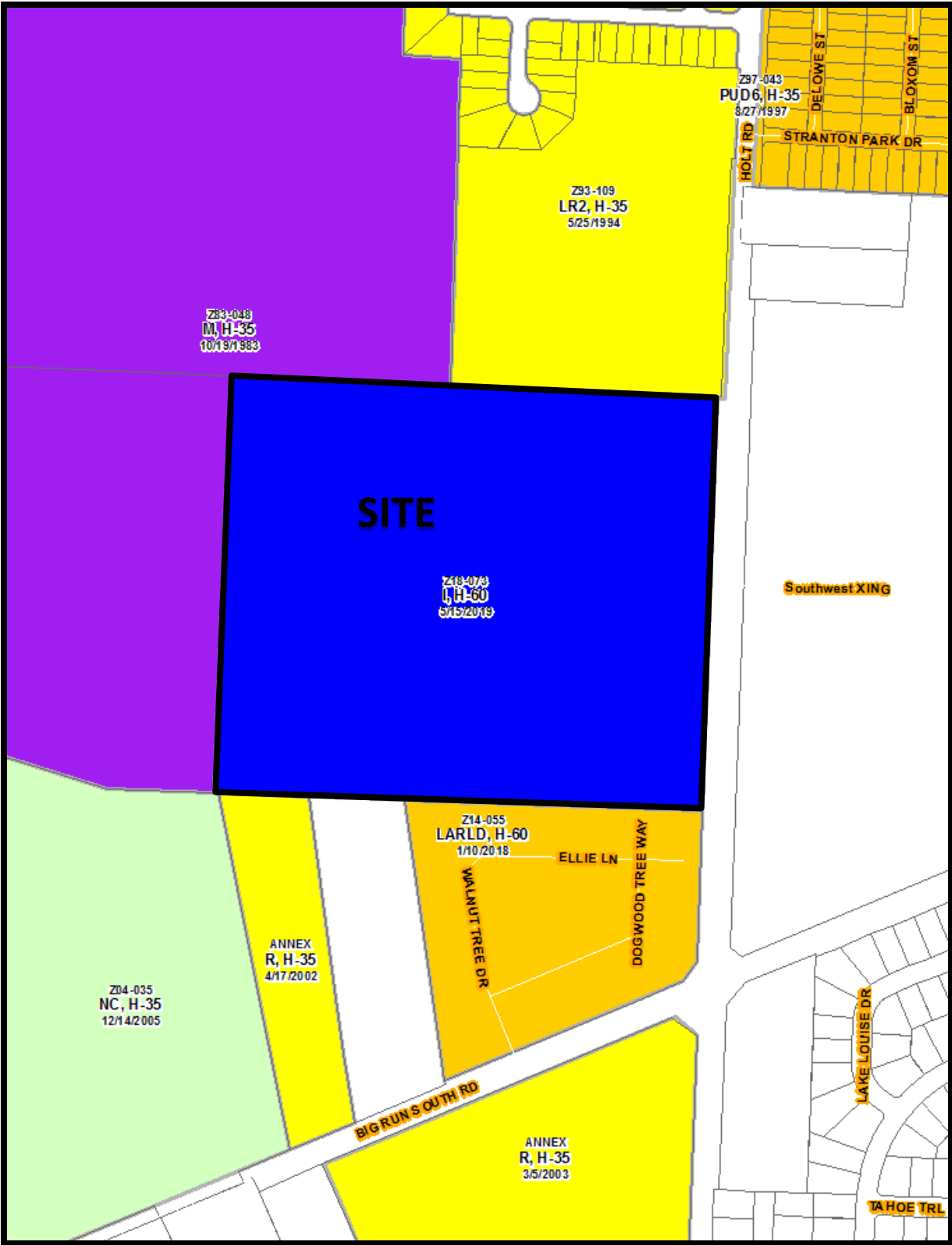
- 3. APPLICATION: Z18-073**  
**Location:** **2695 HOLT ROAD (43123)**, being 43.49± acres located on the west side of Holt Road, 465± feet north of Big Run South Road (010-255271; Westland Area Commission).  
**Existing Zoning:** L-AR-12, Limited Apartment Residential District and CPD, Commercial Planned 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](mailto: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.

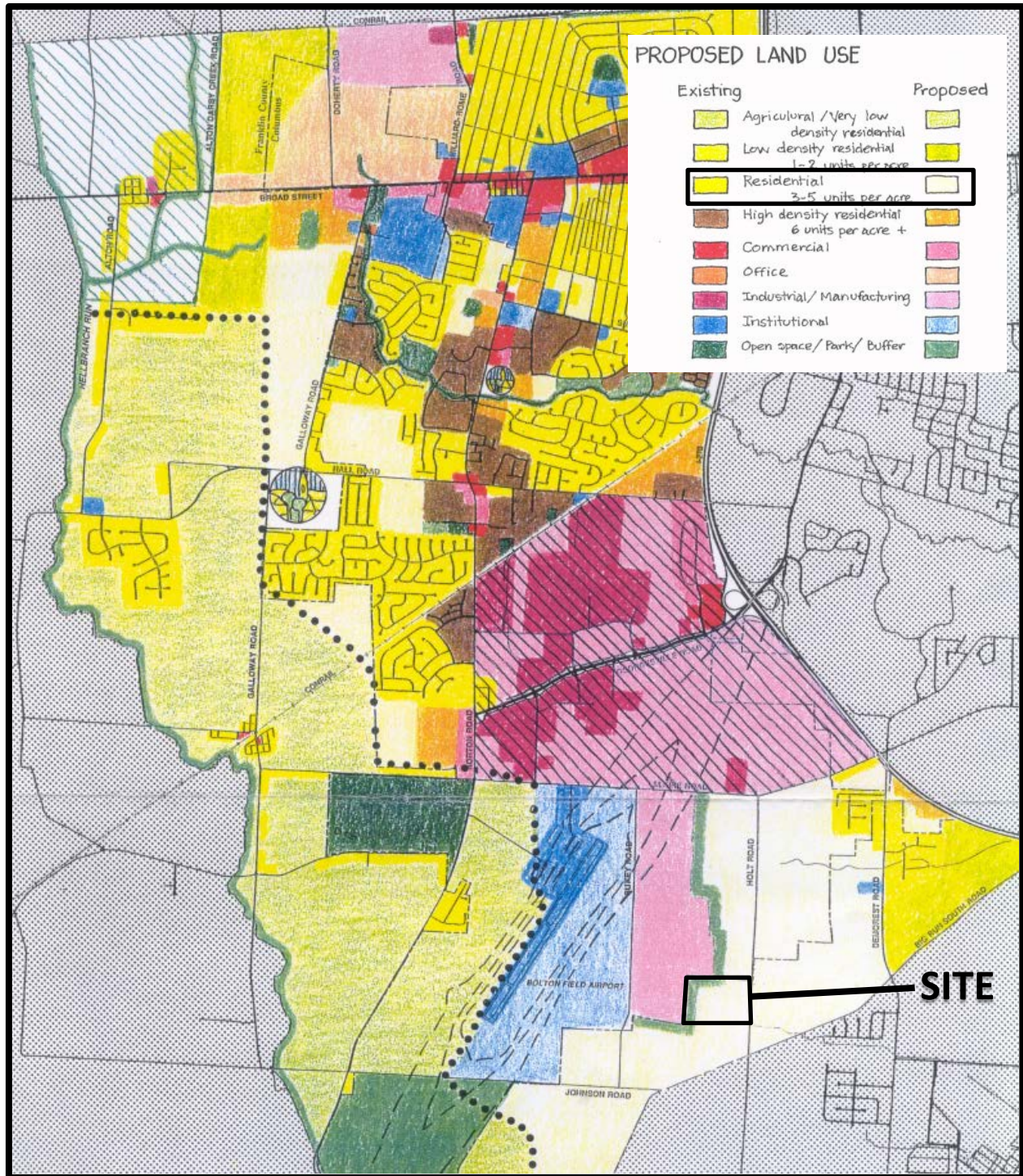


Z18-073A  
2695 Holt Road  
Approximately 43.48 acres



*The Westland Plan (1994)*

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



Z18-073A  
2695 Holt Road  
Approximately 43.48 acres





Z18-073A  
2695 Holt Road  
Approximately 43.48 acres

**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

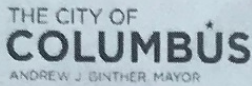
RECOMMENDING GROUP TITLE

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.





DEPARTMENT OF BUILDING  
AND ZONING SERVICES

**R**

## 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 #: 218-073

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Scott Surovjak  
of (COMPLETE ADDRESS) Ice Miller LLP, 250 West Street, Suite 700, 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 (include 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. 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

Subscribed to me in my presence and before me this 7<sup>TH</sup> day of OCTOBER, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

7.9.2024

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



**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