

**STAFF REPORT  
DEVELOPMENT COMMISSION  
SPECIAL ZONING MEETING  
CITY OF COLUMBUS, OHIO  
FEBRUARY 26, 2020**

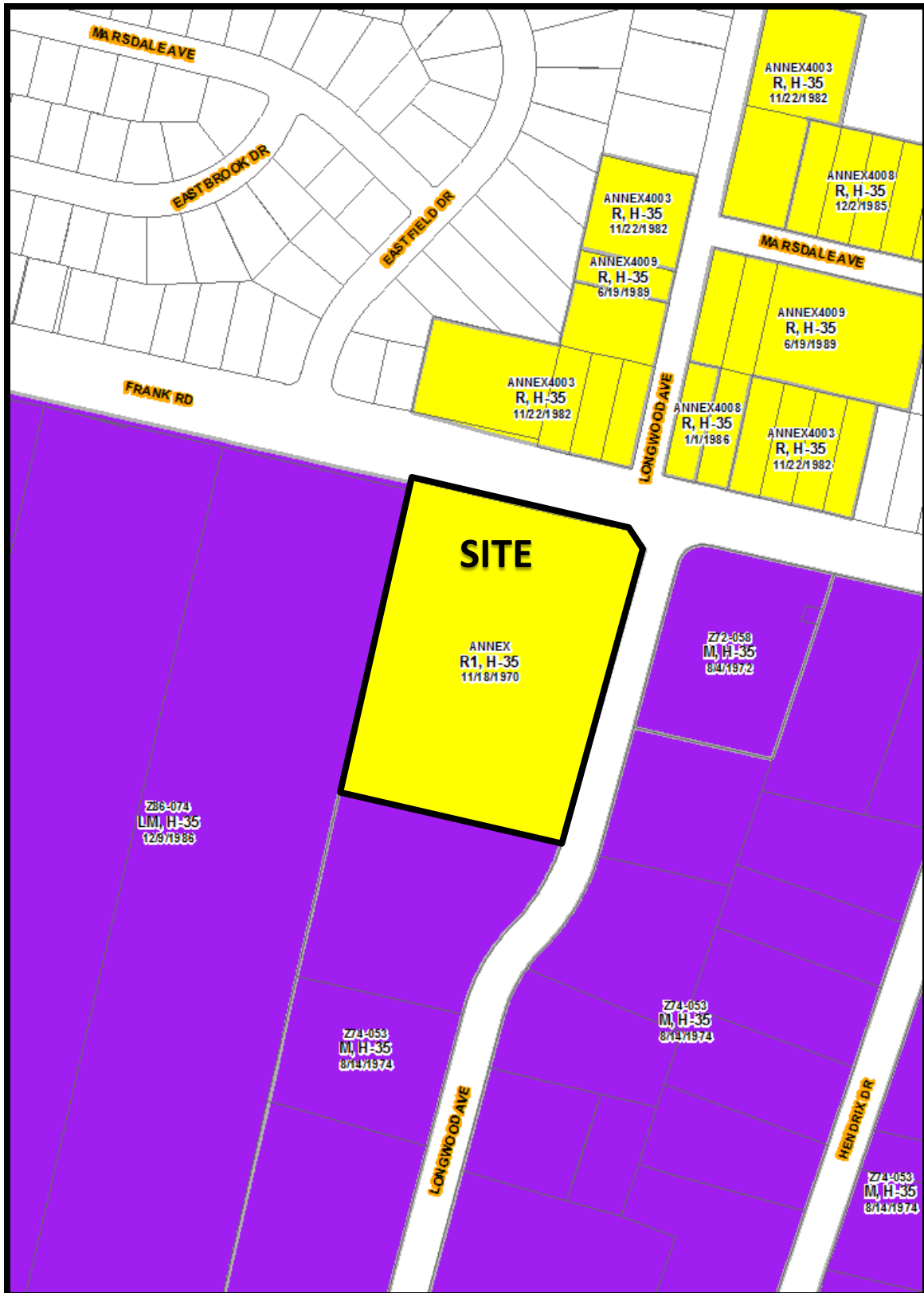
- 1. APPLICATION: Z19-084**  
**Location:** **1553 FRANK RD. (43223)**, being 4.18± acres located at the southwest corner of Frank Road and Longwood Avenue (570-126840; Southwest Area Commission).  
**Existing Zoning:** R-1, Residential District.  
**Request:** M-1, Manufacturing District (H-35).  
**Proposed Use:** Industrial development.  
**Applicant(s):** LRC Harmon Ave. LLC; c/o Ruslan Cherneta; 1966 Westbrook Village Drive; Columbus, OH 43228.  
**Property Owner(s):** The Applicant.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

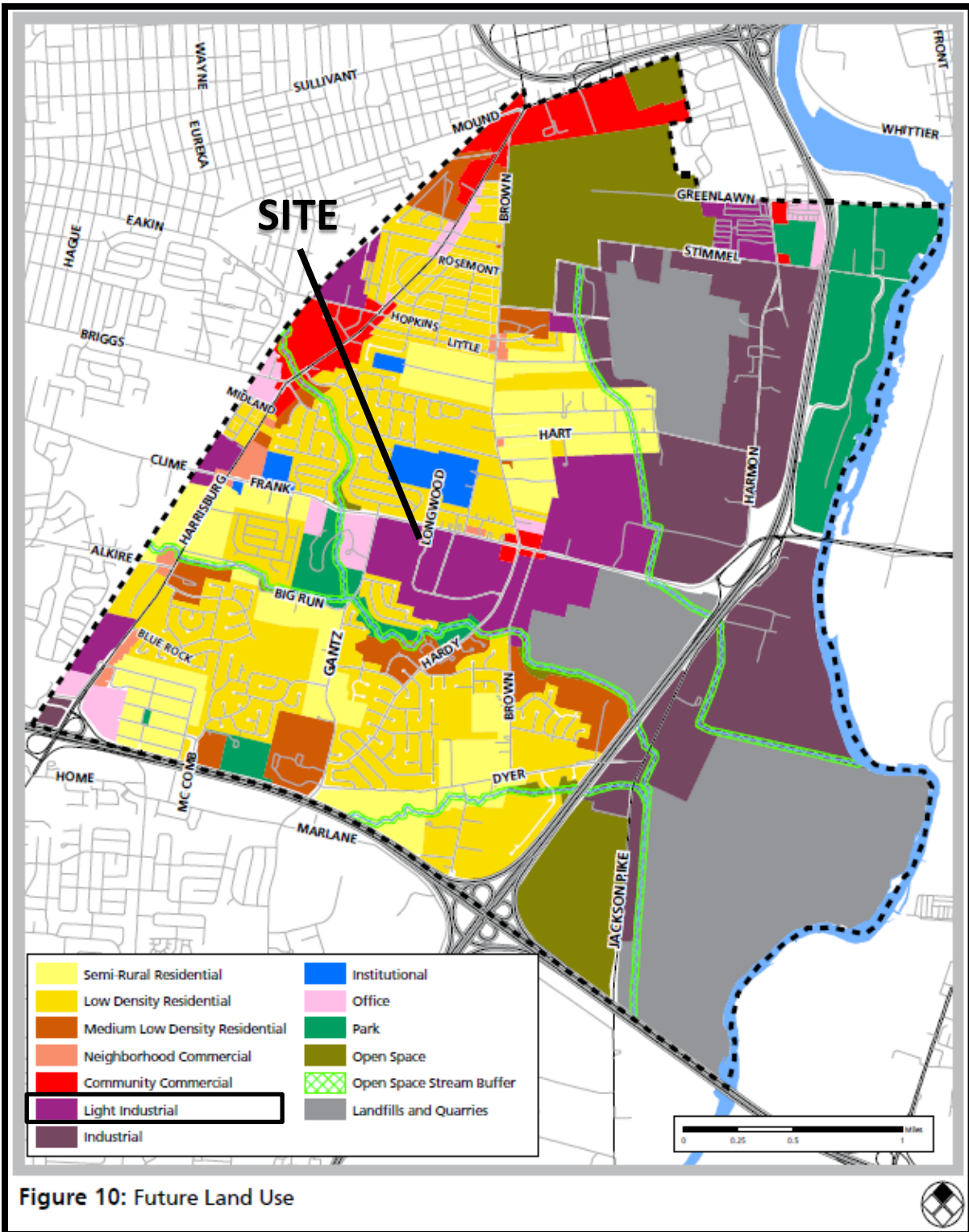
- The 4.18± acre site is developed with a nonconforming industrial business in the R-1, Residential District. The applicant requests the M-1, Manufacturing District to conform the existing use.
- North of the site are single-unit dwellings in the R-1, Residential District. To the east and south of the site are warehousing and storage uses in the M, Manufacturing District. West of the site are an office and warehouse and storage uses in the L-M, Limited Manufacturing District.
- The site is within the boundaries of the *Southwest Area Plan* (2009), which recommends “light industrial” land uses at this location. Additionally this site is within an area that has adopted the Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Southwest Area Commission, whose recommendation is for approval of a previous request to the M, Manufacturing District. The requested M-1 district allows the same industrial uses as the M district, but does not permit commercial uses. The Area Commission has been notified of this change which was requested by Planning Division Staff in order to restrict commercial uses on the property, and does not object to it.
- The *Columbus Multimodal Thoroughfare Plan* identifies Frank Road as a Suburban Commuter Corridor requiring a minimum of 120 feet of right-of-way.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The requested M-1, Manufacturing District will conform the existing industrial development. The *Southwest Area Plan* recommends “light industrial” which is consistent with the proposal. Additionally, the proposal is compatible with the adjacent zoning and development pattern along the south side of Frank Road. The Planning Division encourages, but does not condition support, on the installation of additional landscaping on the site frontage.

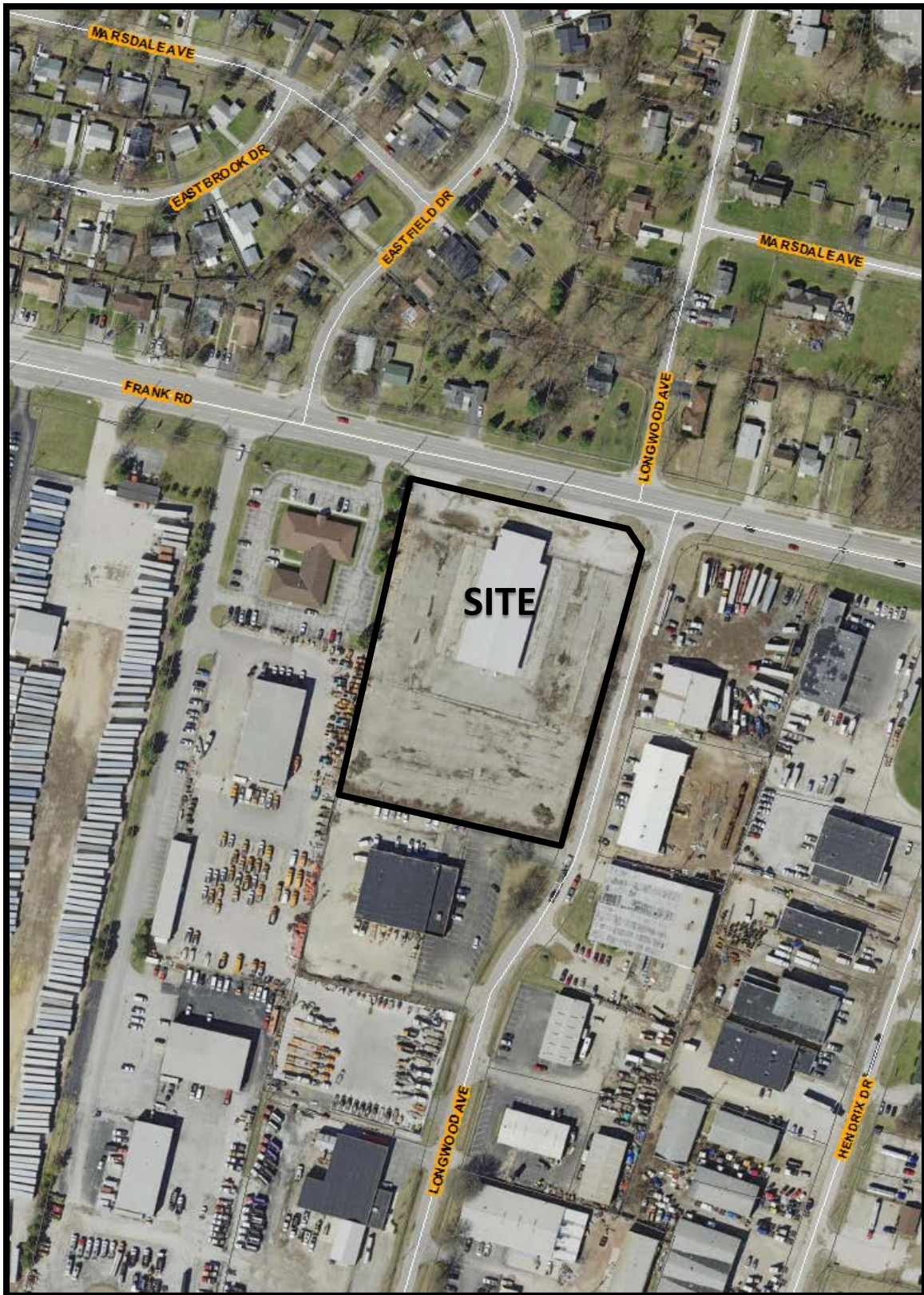


Z19-084  
1553 Frank Rd.  
Approximately 4.18 acres  
R-1 to M



Z19-084  
1553 Frank Rd.  
Approximately 4.18 acres  
From R-1 to M





Z19-084  
1553 Frank Rd.  
Approximately 4.18 acres  
R-1 to M



Department of Building & Zoning Services  
Scott Messer, Director  
757 Carolyn Avenue, Columbus, Ohio 43224-3218  
Phone: 614-645-7433 www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number:

219-084

Address:

1553 Frank Rd

Group Name:

Southwest AC

Meeting Date:

Jan 15, 2020

Specify Case Type:

- ☐ BZA Variance / Special Permit  
☐ Council Variance  
☒ Rezoning  
☐ Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one)

- ☒ Approval  
☐ Disapproval

NOTES:

SWAC supports the application. The 4 "no" votes are from members who don't want manufacturing, warehouse, commercial or industrial on Frank Rd. 'no trucks'

Vote:

7-4

Signature of Authorized Representative:

SIGNATURE

Chair

RECOMMENDING GROUP TITLE

614 519 0436

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, 757 Carolyn Avenue, Columbus, OH 43224.

**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 #: 219-084

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Ruslan Cherneta  
of (COMPLETE ADDRESS) 1966 Westbrook Village Dr. Columbus, Ohio 43228  
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. Ruslan Cherneta 614-806-8127 1966 Westbrook Village Dr. Columbus, Ohio 43228 20 employees	2.
3.	4.

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

SIGNATURE OF AFFIANT

Ruslan Cherneta

Subscribed to me in my presence and before me this 29<sup>th</sup> day of October, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

MARCH 28 2023

Notary Seal



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