

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 12, 2020**

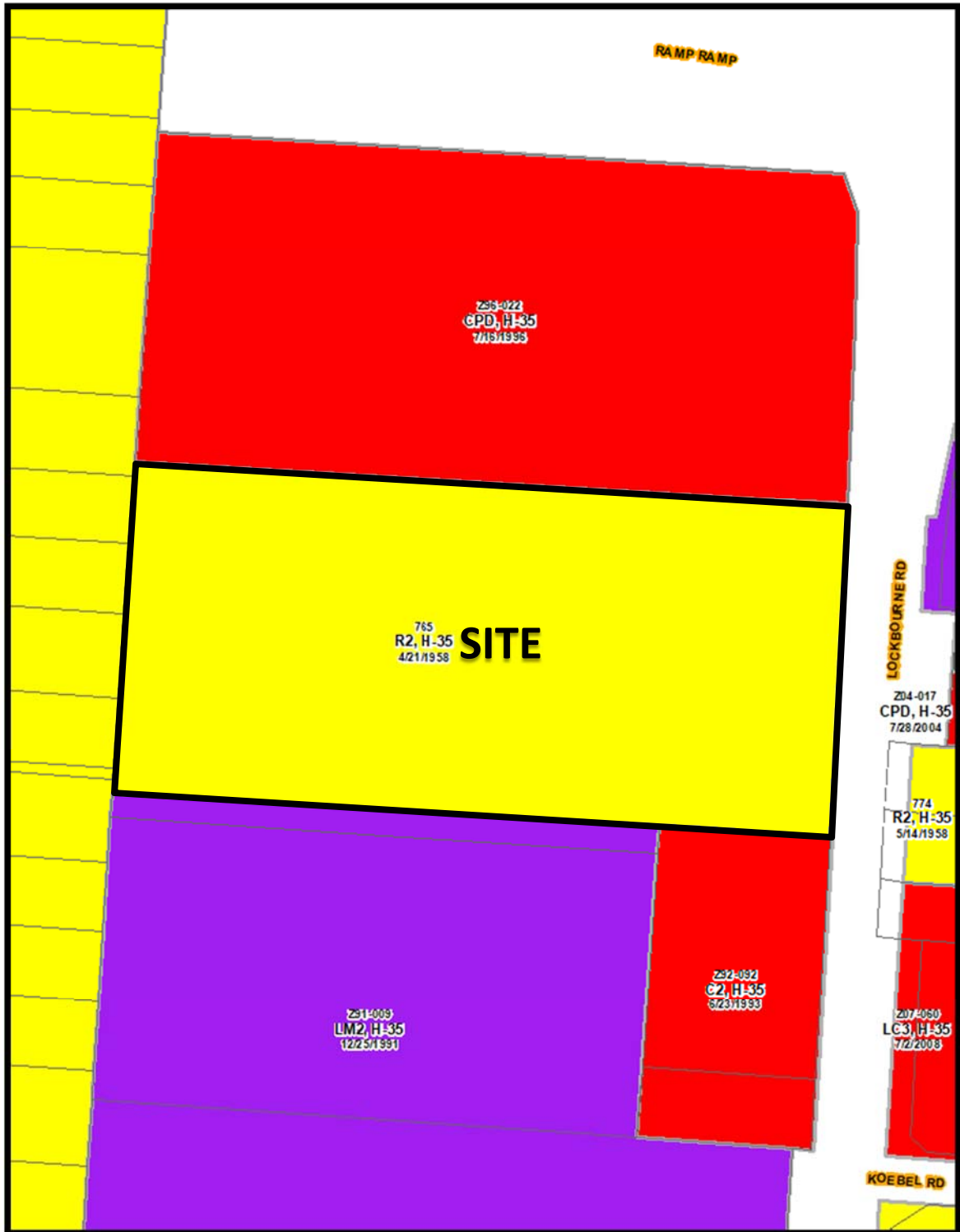
- 5. APPLICATION: Z19-097**  
**Location:** **2505-2515 LOCKBOURNE RD. (43207)**, being 4.38± acres located on the west side of Lockbourne Road, 287± feet south of State Route 104 (010-112422; Far South Columbus Area Commission).  
**Existing Zoning:** R-2, Residential District.  
**Request:** C-2, Commercial District (H-35).  
**Proposed Use:** Childcare, training, and education uses.  
**Applicant(s):** Starting Point Family Center; c/o Melissa Johnson, Agent; 2533 Lockbourne Road; Columbus, OH 43207.  
**Property Owner(s):** Anderson & White Holding, LLC; 2533 Lockbourne Road; Columbus, OH 43207.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

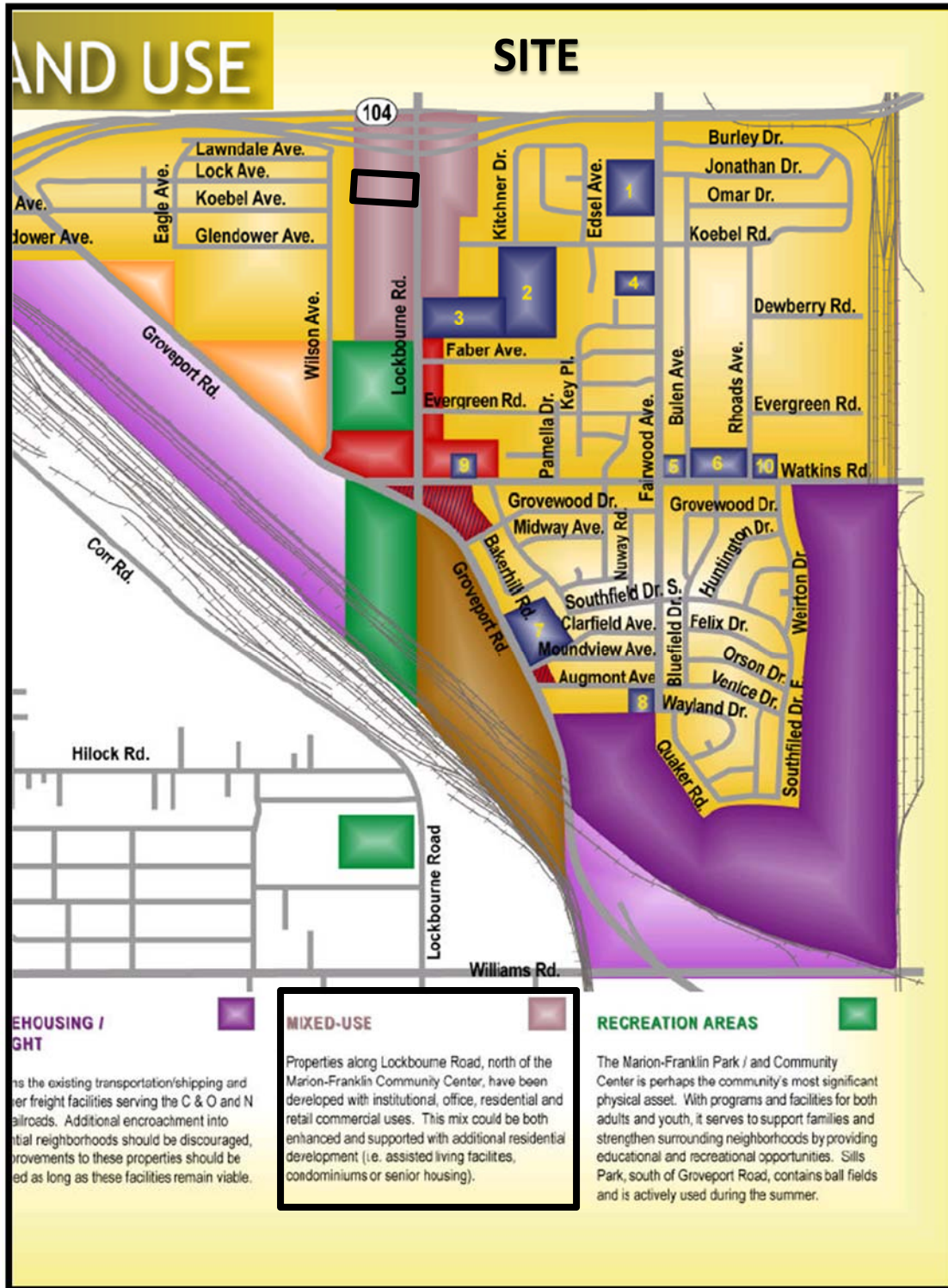
- The 4.38± acre site consists of one parcel developed with a religious facility in the R-2, Residential District. The applicant proposes C-2, Commercial District to allow for childcare, training, and educational uses.
- North of the site is a fuel sales station in the CPD, Commercial Planned Development District. South of the site is a daycare center in the C-2, Commercial District and undeveloped land in the L-AR-1, Limited Apartment Residential District (pending effective date). East of the site are single-unit dwellings in the R-2, Residential, and L-M-2, Limited Manufacturing districts. West of the site are single-unit dwellings in the R-2, Residential District.
- The site is within the planning boundaries of the *TriSouth Neighborhood Plan* (2003), which recommends mixed-use land uses at this location.
- The site is located within the boundaries of the Far South Columbus Area Commission, whose recommendation is for approval.
- The Columbus Multimodal Thoroughfare Plan identifies this portion of Lockbourne Road as a Suburban Community Connector requiring 100 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested C-2, Commercial District will permit the applicant to repurpose a religious facility for childcare, training, and educational uses. The proposal is consistent with the *TriSouth Neighborhood Plan's* recommendation for mixed-use land uses at this location. Additionally, staff finds the requested zoning district to be consistent with the zoning pattern along Lockbourne Road.



Z19-097  
2505-2515 Lockbourne Rd.  
Approximately 4.3 acres  
R-2 to C-2



Z19-097  
 2505-2515 Lockbourne Rd.  
 Approximately 4.3 acres  
 R-2 to C-2





Z19-097  
2505-2515 Lockbourne Rd.  
Approximately 4.3 acres  
R-2 to C-2

## Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.bzs.columbus.gov

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

Case Number Z19-097

Address 2505-2515 LOCKBOURNE RD

Group Name FAR SOUTH COLUMBUS AREA COMMISSION

Meeting Date FEBRUARY 6, 2020

Specify Case Type

☐ BZA Variance / Special Permit

☐ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

☒ Approval

☐ Disapproval

NOTES: SUBMITTER'S APPLICATION WAS RECOMMENDED FOR APPROVAL

Vote AYE-9, NAY-0, ABSTAIN-0

Signature of Authorized Representative Michael D. Walker, Sr

Recommending Group Title FAR SOUTH COLUMBUS AREA COMMISSION

Daytime Phone Number 740-649-5376

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.

**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 checks payable to the Columbus City Treasurer





DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## 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 #: 219-097

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Melissa Johnson  
of (COMPLETE ADDRESS) 2533 Lockbourne Rd. Columbus, OH 43207  
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. Anderson & White Holding LLC-Melissa 614-491-1916 2533 Lockbourne rd. Columbus, OH 43207 1	2. Starting Point Family Center- Melissa Johnson 614-491-9800 2505-2515 Lockbourne Rd. Columbus, OH 43207 0
3.	4.

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

SIGNATURE OF AFFIANT

*[Handwritten signature]*

Subscribed to me in my presence and before me this 18 day of December, in the year 2019

SIGNATURE OF NOTARY PUBLIC

*[Handwritten signature]*

My Commission Expires:

01/16/2023



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

ZOE A. HUBBARD  
NOTARY PUBLIC  
STATE OF OHIO  
Recorded in  
Franklin County

My Comm. Exp. 1/16/2023

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