

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 9, 2021**

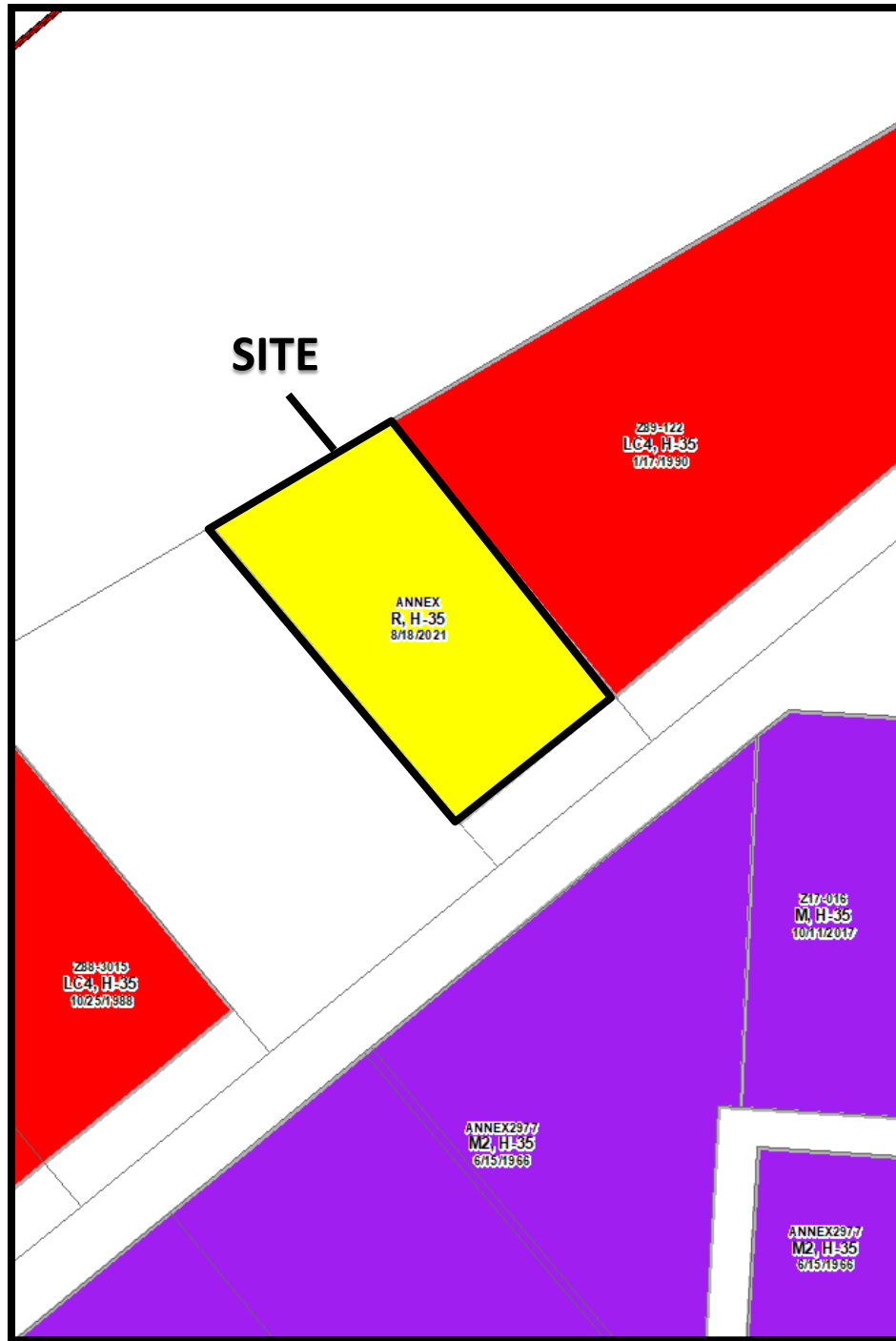
- 2. APPLICATION: Z21-053**
Location: **2626 JOHNSTOWN RD. (43219)**, being 0.48± acres located on the north side of Johnstown Road, 520± feet east of North Cassady Avenue (190-004790; East Columbus Civic Association).
Existing Zoning: R, Rural District.
Request: M-2, Manufacturing District (H-35).
Proposed Use. Industrial uses.
Applicant(s): Johnstown Road Development; c/o Kyle D. Tucker, Atty.; One Seagate, 24th Floor; P.O. Box 10032; Toledo, OH 43699.
Property Owner(s): Todd Jordan; 281 Southwest Avenue; Tallmadge, OH 44278.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

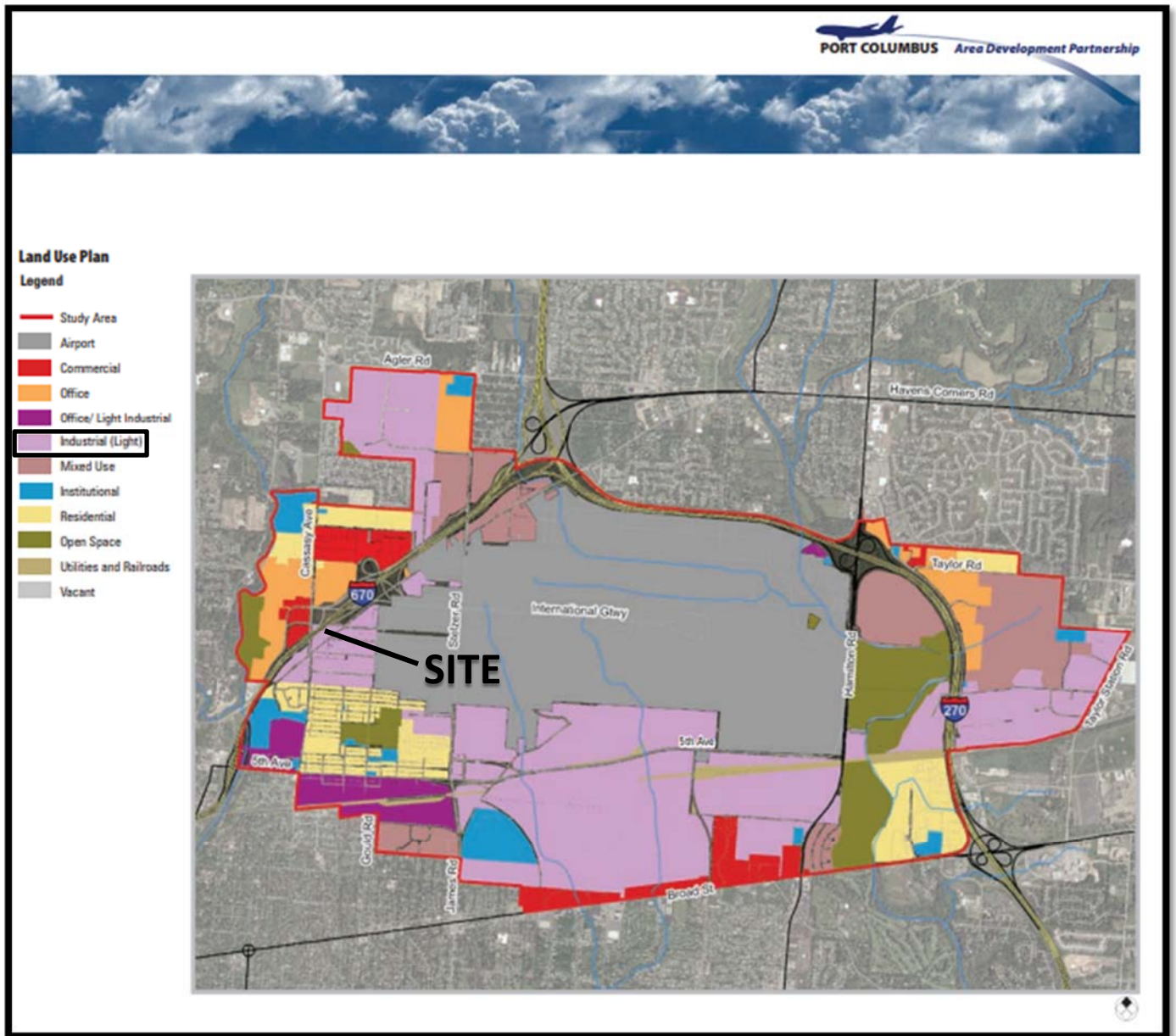
- The 0.48± acre site consists of one parcel with an office/warehouse building zoned in the R, Rural District as a result of recent annexation from Mifflin Township. The requested M-2, Manufacturing District will legitimize the existing uses occurring on the property.
- North of the site is Interstate 670. East of the site is an office/ warehouse in the L-C-4, Limited Commercial District. South of the site across Johnstown Road is a plumbing supply company in the M-2, Manufacturing District. West of the site is a warehouse in the Rural District in Mifflin Township.
- This site is within the planning boundaries of the *Port Columbus Joint Economic Development Strategy* (2008), which recommends “Industrial (Light)” land uses at this location.
- The site is located within the boundaries of the East Columbus Civic Association whose recommendation is for approval of the requested M-2 district.
- The site is within the 65 LDN (noise level) of the Airport Environs Overlay. The applicant will be required to execute an aviation easement with the Columbus Airport Authority upon adoption of the zoning ordinance.
- The *Columbus Multimodal Thoroughfare Plan* identifies Johnstown Road as a Suburban Commuter Connector with 100 feet of right-of-way.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested M-2 Manufacturing District will secure proper zoning for an existing office/warehouse building. The proposal is consistent with the *Port Columbus Joint Economic Development Strategy’s* “Industrial (Light)” land use recommendation, and is compatible with the zoning and development pattern of the surrounding area.



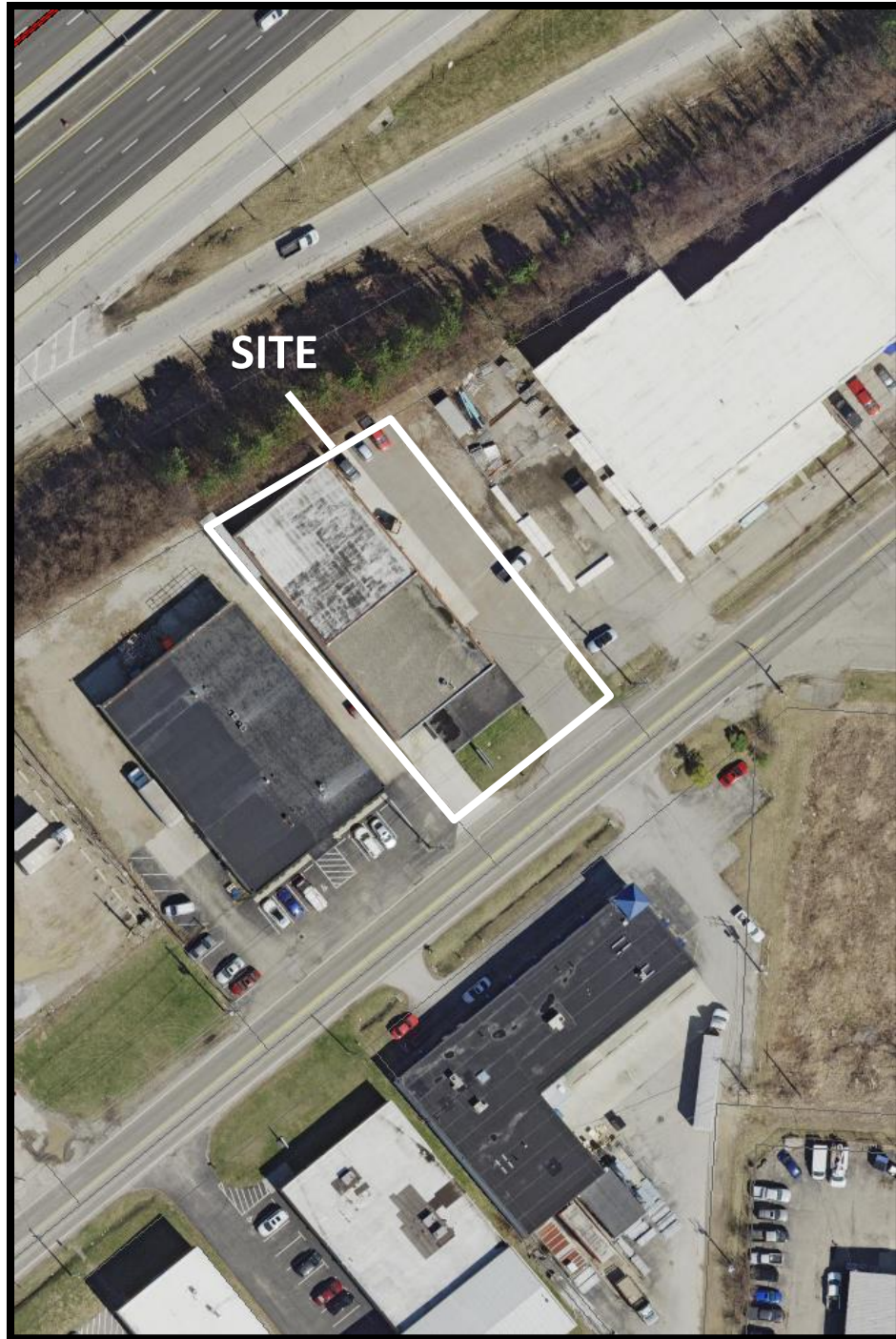
Z21-053
2626 Johnstown Rd.
Approximately 0.48 acres
R to M-2



Port Columbus Joint Economic Development Strategy (2008); “Light Industrial” Recommendation

Z21-053
2626 Johnstown Rd.
Approximately 0.48 acres
R to M-2

East Columbus Neighborhood Plan (2012)



Z21-053
2626 Johnstown Rd.
Approximately 0.48 acres
R to M-2

Pine, Shannon L.

From: Michael Johnson <michaelandecho@gmail.com>
Sent: Thursday, August 12, 2021 1:04 PM
To: Kyle D. Tucker
Cc: Pine, Shannon L.
Subject: [EXTERNAL] Re: Z21-053; 2626 JOHNSTOWN RD. [ES-LEGAL.FID2396003]

Kyle,

It was a pleasure speaking with you a few moments ago.

Please accept this email as confirmation that the East Columbus Civic Association has approved the application that you presented via telephone conference at our last meeting on July 31, 2021.

In the interest of time please accept this email as my signature/approval of the recommendation form that you sent on behalf of the East Columbus Civic Association that voted unanimously 10 to 0 in favor of your request.

Regards,

Michael Johnson
President
East Columbus Civic Association

ORD #2396-2021; Z21-053; Page 7 of 7
Rezoning Application

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-053

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) Todd Jordan/Johnstown Road Development
of (COMPLETE ADDRESS) 281 Southwest Avenue, Talmadge, OH 44278
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. Johnstown Road Development LLC Todd Jordan, 281 Southwest Avenue Talmadge, OH 44278. 5 employees	2.
3.	4.

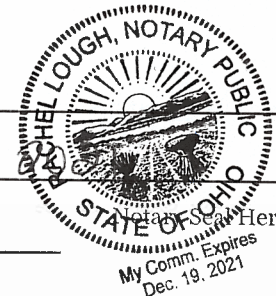
☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 1 day of June, in the year

SIGNATURE OF NOTARY PUBLIC

My Commission Expires



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