

FEBRUARY 23, 2026

APPLICATION: Z26-002
Location: 5812 & 6100 LOCKBOURNE RD. (43137), being 46.8± acres on the east side of Lockbourne Road, 1,900± feet south of Rohr Road (150-000400, 150-002711 and 150-002715; Far South Columbus Area Commission).
Existing Zoning: R, Rural District (Pending Annexation).
Request: L-M, Limited Manufacturing District (H-60)
Proposed Use: Limited manufacturing uses.
Applicant(s): TCG OCP Rohr Management LLC; c/o Yazan S. Ashrawi. Atty.; 10 West Broad Street, Suite 2300; Columbus, OH 43215.
Property Owner(s): Susan Lynn Peters and Thomas E. Peters Trustee; 6100 Lockbourne Road; Columbus, OH 43137.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

Dear Applicant,

City staff reviewed the above referenced Council variance application during the **February 2026 Staff Review Meeting** and the following considerations are a result of the review:

- 1) The Zoning Staff has the following comments:
 1. Show the building and parking setbacks on the site plan.
 2. Landscaping commitments will also need to be shown on the site plan or a landscape plan.
 3. The site plan can just show setbacks, access, sidewalks and landscaping if those are being committed to.
 4. Part of site may be within the 100-year floodplain. Additional comments may be forthcoming depending on the layout of the site. Contact Renee VanSickle at rmvansickle@columbus.gov if you have any questions.
 5. A recommendation from the Far South Columbus Area Commission is required before proceeding to Development Commission. Please provide the recommendation when finalized. *Be advised that if changes occur to the proposal after the recommendation is made, it is the applicant's responsibility to notify this community group of the changes.
 6. Submit a clear revised site plan in full size PDF format and limitation text in MS Word format.

Contact Joseph Rose at jmrose@columbus.gov or at 614-645-3526 if you have any questions.

- 2) The Department of Development, Division of Planning has the following comments:
 1. Planning is supportive of the requested rezoning. Staff notes the request is consistent with the recently approved Columbus Growth Strategy's land use recommendation of Industrial & Warehouse uses at the site. Staff also notes the prevalence of Manufacturing-zoned parcels in the surrounding area and therefore is supportive.
 2. Staff note that the land use recommendation was recently updated to Industrial & Warehouse as a result of the passage of Columbus Growth Strategy (CGS). That legislation takes effect on Wednesday, February 25th, 2026. Staff note corresponding

zoning as part of Zone In: Economic and Housing Opportunity is still under consideration. Staff recommend contacting ZoningUpdate@columbus.gov for additional information.

Contact the Planning Division at planninginfo@columbus.gov or 614-724-4437 if you have any questions (email is preferred and will result in faster response). Note the application number in your correspondence.

- 3) Department of Public Service, Division of Traffic Management has the following comments:
1. Access to Lockbourne Road is under the jurisdiction of the Franklin County Engineer's Office. This application will be forwarded for their review and additional comments may be forthcoming.
 2. Right-of-way dedication of 40 feet from the centerline of Lockbourne Road will be required per CCC 4309.17. Additional right-of-way dedication may be needed based on review by the Franklin County Engineer's Office.
 3. A traffic impact study will be required in conjunction with this application. Additional commitments or access revisions may be needed based on the results of the approved traffic impact study.
 4. With the proposed building construction, an active transportation facility (e.g. sidewalk or shared-use path) will be required to be constructed along the Lockbourne Road frontage of the site per the Department of Public Service Sidewalk and Shared Use Path Requirements Rules and Regulations. Further discussions within the Department of Public Service will determine the appropriate active transportation facility.

Contact Daniel Moorhead at demoorhead@columbus.gov or 614-724-0589, if you have any questions.

- 4) Columbus Water and Power, Division of Water Reclamation has the following comments:
1. Site has access to the 15" sanitary sewer RP21317 located in an easement southeast of the parcel. Developer must extend sanitary sewer from sanitary manhole S0116 to serve development. Development is subject to the stormwater drainage manual.

Contact Hussein Mohamed at HHMohamed@columbus.gov or 614-645-4445, if you have any questions.

Final materials must be submitted to Joseph Rose by **Tuesday, March 18, 2026 to be placed on the April 9, 2026 Development Commission meeting. Modifications received after this date may not be considered.** Thank you in advance for your timeliness and cooperation in this matter.

Please Note: If the application contains a site plan that will regulate the layout of the proposed development, **other variances may be necessary**, and the plan may require review by other City Departments. **It is the Applicant's responsibility to identify all variances required for the proposal**, and to contact and discuss the proposal with those City Departments responsible for reviewing it. You may request a preliminary review of your site plan by contacting the Engineering Plan Review Section at engineeringinfo@columbus.gov or 614-645-0032. Staff from each of the reviewing agencies will provide feedback on your proposal. Site plans are subject to review by these departments during plan review processes. Any conflict with applicable policies or regulations of these departments could result in a denial of your site plan.

Sincerely,



Joseph Rose, Planner II
jmrose@columbus.gov



Main Offices: 111 North Front Street | Columbus, Ohio 43215 | **P:** (614) 645-7433 | **F:** (614) 645-0082 | columbus.gov/bzs
License, Weights & Measures Offices: 4252 Groves Road | Columbus, Ohio 43232 | **P:** (614) 645-8366 | **F:** (614) 645-8912

Building Compliance Section	(614) 645-1733	Director's Office	(614) 645-7776	Weights & Measures Section	(614) 645-7397
Building Plan Review	(614) 645-7562	Engineering Plan Review	(614) 645-0032	Zoning Clearance	(614) 645-8637
Code Enforcement	(614) 645-2202	License Section	(614) 645-8366	Zoning Confirmation Letters	(614) 645-8637
Customer Service Center	(614) 645-6090	Research/Records Center	(614) 645-6082	Zoning Public Hearings	(614) 645-4522