



25-2936

Conditional Use

Status: Active

Submitted On: 6/18/2025


Primary Location

1336 RIDGEVIEW RD
UPPER ARLINGTON, OH 43221

Owner

COLUMBIA GAS OF OHIO INC
COLUMBUS OH 43215

Applicant

 Corey Oliver
 804-986-2558
 corey.oliver@camposepc.com
 1 Carriage Ln
Building D
Charleston, South Carolina 29407

BZAP Information

BZAP Case

CU-01-25

BZAP Review Date

07/16/2025

BZAP Conditions

Status

Vote Tally

Application Information

Project Description*

Columbia Gas of Ohio plans to utilize this site to construct a natural gas regulator station which will provide safe and reliable gas distribution service to the Upper Arlington community. Enhanced safety features will be included in the design to comply with PHMSA federal code requirements.

How will this development comply with the zoning standards found in the City's Unified Development Ordinance?*

The proposed facilities will comply with the Upper Arlington Code of Ordinances applying to Zoning Designation Residential R1-B. All facilities will be installed within a building of residential aesthetic, designed by a local architecture firm. The building design will comply with residential building codes such as setbacks, driveways, fencing, etc.

How will this development comply with the goals and objectives listed in the City's Master Plan?* ?

The proposed use of this site will comply with the City of Upper Arlington's Master Plan (2013). Upper Arlington is a mature community that is largely residential with a small amount of commercial uses. The installation of the proposed natural gas station will allow for Columbia Gas of Ohio to continue to provide safe and reliable energy to the community. The facilities will be installed with a residential character, along with a typical landscaping plan, to minimize adverse visual impact to the surrounding community. These facilities will allow for a cheap and reliable energy source to be provided to the residences and businesses operating in Upper Arlington.

Briefly explain how potential impacts on the adjoining neighborhood will be mitigated.* ?

Columbia Gas of Ohio strives to minimize impact on the surrounding community as much as possible. The natural gas facilities will provide an energy stream for the betterment of the community. Enhanced safety features will be installed to ensure compliance with PHMSA federal code and reduce required maintenance. This will allow for remote operation of equipment and minimize the amount of on-site operations. Residential driveway will be installed so that traffic will not be impacted during any on-site maintenance operations. The sidewalk will be replaced in the ROW to maintain walkability within the neighborhood. A local architecture firm was contracted to provide a residential aesthetic for the primary building and detached garage to minimize visual impact.

What are the primary goals and objectives for this development.*

The primary goal and objective of this development is to provide safe and reliable natural gas distribution service to the community members and businesses of Upper Arlington. The proposed regulator station will provide enhanced, modern equipment with some remote operation capabilities.

Revised: May 2023

Certification of Notice

Applicant Name: Columbia Gas of Ohio

Location of property subject to BZAP request: 1336 Ridgeview Rd, Columbus OH 43221

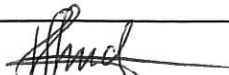
This application will be heard by the Board of Zoning and Planning on: July 16th, 2025

Describe activity which requires Board of Zoning and Planning review:

Columbia Gas of Ohio is seeking a Conditional Use Permit for the installation of a natural gas regulator station to provide safe and reliable distribution service to the residences and businesses of the City of Upper Arlington.

Board of Zoning and Planning (BZAP) meetings begin at 6 PM on Wednesdays and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221. Meeting location details and additional instructions will be provided on the Agenda, which is posted on the City's website at upperarlingtonoh.portal.civicclerk.com. For further information, please contact the Planning Division at planning@uaoh.net.

Your signature below **DOES NOT** constitute approval or disapproval of the request. Your signature only represents that you have been properly notified of the request. You are encouraged to attend any and all meetings regarding this matter.

| Address of Property to be notified: | Property Owner Name: | Property Owner Signature or Certified Mail No.: | Date obtained or Mail sent: |
|--|---------------------------------------|---|-----------------------------|
| 2778 Pickwick Dr | Erwin Logan, Augostini Rosemary | | |
| 2788 Pickwick Dr | Mills Janet M | | |
| 2800 Pickwick Dr | Buffer James C, Buffer Heather P | | |
| 2757 North Star Rd | Buehler Gary | | |
| 2773 North Star Rd | Dame Craig L, Dame Teresa L | | |
| 2789 North Star Rd | Su Cheng Ming Tr, Su Judy Hsiao-Ju Tr | | |
| 1385 Ridgeview Rd | Ensign Derek Jason, Ensign Margaret | | |
| 1415 Ridgeview Rd | Feinberg Russell S, Feinberg Trina S | | |
| 1425 Ridgeview Rd | Shipengrover Joanna D, Davison John R | | |
| 1426 Ridgeview Rd | Rollins Brandon C, Kerr Melanie R | | |
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| | | | |
| Applicant Signature:  | | | Date: <u>6/18/25</u> |