AGENDA
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 14, 2016

The Development Commission of the City of Columbus HELD a public hearing on the following applications on Thursday, JANUARY 14, 2016, beginning at 6:00 P.M. at the CITY OF COLUMBUS, I-71 NORTH COMPLEX at 757 Carolyn Avenue, Columbus, OH 43224 in the lower level HEARING ROOM.

Further information may be obtained by visiting the City of Columbus Zoning Office website at http://www.columbus.gov/bzs/zoning/Development-Commission or by calling the Department of Building and Zoning Services, Council Activities section at 645-4522.

THE FOLLOWING APPLICATIONS WERE HEARD ON THE 6:00 P.M. AGENDA:

1. APPLICATION: Z15-050
Location: 826 EAST DUBLIN-GRANVILLE ROAD, being 1.2± acres located on the north side of East Dublin-Granville Road, 160± feet east of Huntley Road (010-109441 and 010-019170; Northland Community Council).
Existing Zoning: M-1, Manufacturing District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Landscaping and mulch retail and wholesale.
Applicant(s): Ohio Mulch, c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Judith E. Burgess; 163 Franklin Street; Delaware, OH 43015.
Planner: Michael Maret; 645-2749; mjmaret@columbus.gov

APPROVAL (4-0)

2. APPLICATION: Z15-048
Location: 2698 BETHEL ROAD (43201), being 29.05± acres located on the north side of Bethel Road, 550± feet east of Sawmill Road (590-214701; Northwest Civic Association).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Increase permitted square footage of restaurant uses.
Applicant(s): Carriage Place; c/o Charlie Fraas and Brent Myers; 250 Civic Center Drive; Suite 500; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine; 645-2208; spine@columbus.gov

APPROVAL (4-0)
3. **APPLICATION:** Z15-051  
**Location:** 1414 BROADVIEW AVENUE (43212), being 1.1± acres located on the east side of Broadview Avenue, 377± feet north of West Third Avenue (010-059430, and 6 others; 5th by Northwest Area Commission).  
**Existing Zoning:** R-4, Residential District.  
**Request:** AR-3, Apartment Residential District.  
**Proposed Use:** Apartment building.  
**Applicant(s):** Snyder Baker Acquisitions, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.  
**Property Owner(s):** Florence Corkwell Phillips Trust, et al; c/o Dave Perry, Agent; David Perry Company, Inc.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.  
**Planner:** Tim Dietrich; 645-6665; tedietrich@columbus.gov  
Shannon Pine; 645-2208; spine@columbus.gov  
**APPROVAL (3-0-1)**

4. **APPLICATION:** Z15-046  
**Location:** 587 LEHMAN STREET, being 2.86± acres located at the southern terminus of Lehman Street, 155± feet south of East Livingston Avenue (010-004935 and 13 others; Columbus Southside Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development, and C-4, Commercial Districts.  
**Request:** AR-3, Apartment Residential District.  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Jeff May; c/o Michael J. Maistros, AIA; 4740 Reed Road, Suite 201; Columbus, OH 43220.  
**Property Owner(s):** JMM Real Estate Investments, Inc.; 4639 West Broad Street; Columbus, OH 43228.  
**Planner:** Michael Maret; 645-2749; mjmaret@columbus.gov  
**APPROVAL (4-0)**
5. **APPLICATION:** Z15-043  
**Location:** 420 GEORGESVILLE ROAD (43228), being 1.42± acres located on the east side of Georgesville Road, 365± feet north of Sullivant Avenue (570-213765; Greater Hilltop Area Commission).  
**Existing Zoning:** R, Rural District.  
**Request:** C-4, Commercial District.  
**Proposed Use:** Future commercial uses  
**Applicant(s):** Jeanne Cabral, Architect; 2939 Bexley Park Road; Columbus, OH 43209.  
**Property Owner(s):** SOI Properties #10 LLC; 4673 Cranleigh Court; Dublin, OH 43016.  
**Planner:** James Burdin; 645-1341; jeburdin@columbus.gov  
Shannon Pine; 645-2208; spine@columbus.gov  

APPROVAL (4-0)

6. **APPLICATION:** Z15-049  
**Location:** 986 HILLIARD-ROME ROAD EAST (43026), 11.75± acres located at the southeast corner of Fisher Road and Hilliard-Rome Road East (part of 240-006858).  
**Existing Zoning:** R, Rural District (pending annexation).  
**Request:** L-M, Limited Manufacturing District.  
**Proposed Use:** Commercial or industrial development.  
**Applicant(s):** Preferred Real Estate Investments II, LLC; c/o Jill Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.  
**Property Owner(s):** LJKJ Rome Hilliard LLC; c/o Ruth Ann Hoffman and Roy Lee Hoffman; 4774 Clubpark Drive; Columbus, OH 43026.  
**Planner:** James Burdin; 645-1341; jeburdin@columbus.gov  
Shannon Pine; 645-2208; spine@columbus.gov  

APPROVAL (4-0)