

**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](mailto: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](mailto: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; 5<sup>th</sup> 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, 3<sup>rd</sup> Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3<sup>rd</sup> 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, 3<sup>rd</sup> Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, OH 43215.
- Planner:**                 Tim Dietrich; 645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)  
                                      Shannon Pine; 645-2208; [spine@columbus.gov](mailto: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; [mjmare@columbus.gov](mailto:mjmare@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](mailto:jeburdin@columbus.gov)  
Shannon Pine; 645-2208; [spine@columbus.gov](mailto: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](mailto:jeburdin@columbus.gov)  
Shannon Pine; 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**APPROVAL (4-0)**



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