AGENDA
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 10, 2016

The Development Commission of the City of Columbus will hold a public hearing on the following applications on Thursday, MARCH 10, 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 WILL BE HEARD ON THE 6:00 P.M. AGENDA:

1. APPLICATION: Z16-007
   Location: 1835 EAST SEVENTEENTH AVENUE (43219), being 0.14± acres located at the southeast corner of Seventeenth Avenue and Taylor Avenue [unimproved] (010-126231; North Central Area Commission).
   Existing Zoning: R-2, Residential District.
   Request: M, Manufacturing District.
   Proposed Use: Conform an existing industrial building.
   Applicant(s): Evergreen Cemetery Association; c/o David Hodge, Atty.; Underhill Yaross & Hodge LLC; 8000 Walton Parkway; Suite 120; New Albany, OH 43219.
   Property Owner(s): The Applicant
   Planner: James Burdin; (614)645-1341; jeburdin@columbus.gov
             Shannon Pine; (614)645-2208; spine@columbus.gov

2. APPLICATION: Z16-004
   Location: 6300 TUSSING ROAD (43081), being 10.28± acres located 340± feet north of Tussing Road at the intersection of Brice Road and I-70 (010-219081; Far East Area Commission).
   Existing Zoning: CPD, Commercial Planned Development District.
   Request: L-M, Limited Manufacturing District.
   Proposed Use: Self-storage.
   Applicant(s): AMERCO Real Estate Company; c/o Daniela Warren; 2727 North Central Avenue, Suite 500; Phoenix, AZ 85004.
   Property Owner(s): RB-3 Associates & The Benderson 85-I Trust; c/o Kim Fiedler; 7978 Cooper Creek Boulevard, Suite 100; University Park, FL 34201.
   Planner: James Burdin, 645-1341, jeburdin@columbus.gov
            Shannon Pine, 645-2208, spine@columbus.gov
3. **APPLICATION:** Z15-053  
**Location:** 6183 LINWORTH ROAD (43085), being 0.46± acres located on the west side of Linworth Road, 220± north of West Dublin-Granville Road (610-213858 and 610-213859; Far Northwest Coalition).  
**Existing Zoning:** RRR, Restricted Rural Residential District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Parking lot.  
**Applicant(s):** Linworth Baptist Church; 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):** The Applicant.  
**Planner:** Tim Dietrich; 645-6665; tedietrich@columbus.gov  
Shannon Pine; 645-2208; spine@columbus.gov

4. **APPLICATION:** Z15-062  
**Location:** 3507 MORSE ROAD (43224), being 12.36± acres located on the south side of Morse Road, 224± feet west of Sunbury Road (010-213832; Northeast Area Commission).  
**Existing Zoning:** R, Rural District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Automobile service center.  
**Applicant(s):** Germain Lexus of Easton; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** SJKM LLC; c/o Alan S. Acker; 366 East Broad Street; Columbus, OH 43215.  
**Planner:** Tim Dietrich; 645-6665; tedietrich@columbus.gov  
Shannon Pine; 645-2208; spine@columbus.gov

5. **APPLICATION:** Z16-003  
**Location:** 1317 CHESAPEAKE AVENUE (43212), being 0.76± acres located on the south side of Chesapeake Avenue, 139± feet west of Northwest Boulevard (010-087475, 010-098799 and 010-087468; 5th by Northwest Area Commission).  
**Existing Zoning:** M, Manufacturing District.  
**Request:** AR-3, Apartment Residential District.  
**Proposed Use:** Apartment building.  
**Applicant(s):** Metropolitan Holdings, LLC; c/o David Hodge, Atty.; Underhill, Yaross & Hodge LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** Chesapeake Properties, LLC; 1024 Ridge Street; Columbus, OH 43215.  
**Planner:** Tim Dietrich; 645-6665; tedietrich@columbus.gov  
Shannon Pine; 645-2208; spine@columbus.gov
6. APPLICATION: Z15-063
Location: 2162 HARRISBURG PIKE, being 1.1± acres located at the northeast corner of Harrisburg Pike and Red Rock Boulevard (570-160229 & 570-160230; Southwest Area Commission).

Existing Zoning: C-4 and C-5, Commercial Districts.
Request: L-C-4, Limited Commercial District.
Proposed Use: Commercial retail.
Applicant(s): Morning Star Partners, LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Christine E Smith; 2162 Harrisburg Pike; Grove City, OH 43123.
Planner: Michael Maret; 645-2749; mjmaret@columbus.gov

7. APPLICATION: Z16-005
Location: 1169 CHAMBERS ROAD (43212), being 2.72± acres located on the south side of Chambers Road, 715± feet east of Northwest Boulevard (010-087469 et. al; Fifth by Northwest Area Commission).

Existing Zoning: M-2 Manufacturing and R, Rural (annexation pending) Districts.
Request: AR-3, Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): SB Chesapeake LLC; c/o David Perry; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.
Property Owner(s): Shei-Ming and Kai-Lun Hwang; c/o David Perry; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.
Planner: James Burdin, 645-1341, jeburdin@columbus.gov
Shannon Pine, 645-2208, spine@columbus.gov