

**AGENDA
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 12, 2016**

The Development Commission of the City of Columbus will hold a public hearing on the following applications on **Thursday, MAY 12, 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 614-645-4522.

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

- 1. 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, 614-645-1341, jeburdin@columbus.gov
Shannon Pine, 614-645-2208, spine@columbus.gov
- 2. APPLICATION: Z16-014**
Location: **882 SOUTH FRONT STREET (43206)**, being .991± acres located on corner of South Front and Whittier Streets (010-068131; Brewery District Commission).
Existing Zoning: M, Manufacturing District.
Request: AR-1, Apartment Residential District.
Proposed Use: Residential development.
Applicant(s): 876 S. Front LLC; c/o David Perry, David Perry Company, Inc., Agent; 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): Same as applicant.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov
- 3. APPLICATION: Z16-009**
Location: **5555 CLEVELAND AVENUE (43219)**, being 28.61± acres located on the west side of Cleveland Avenue, 240± feet north of Teakwood Drive (010-143750; Northland Community Council).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: COTA park and ride location.
Applicant(s): Central Ohio Transit Authority; c/o Perry Payne; Resource International, Inc.; 6530 Presidential Gateway; Columbus, OH 43231.
Property Owner(s): Meijer Stores, LP; 2929 Walker Avenue Northwest; Grand Rapids, MI 49544.
Planner: James Burdin; 614-645-1341; jeburdin@columbus.gov
Shannon Pine; 614-645-2208; spine@columbus.gov

4. **APPLICATION:** **Z15-056**
Location: **6125 CLEVELAND AVENUE (43231)**, being 0.63± acres located at the southwest corner of Cleveland Avenue and Home Acre Drive (600-202557 and 600-202558; Northland Community Council).
Existing Zoning: C-5, Commercial District
Request: L-C-4, Limited Commercial District.
Proposed Use: Auto sales.
Applicant(s): Mohammed Alwazan; c/o David 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): Buckeye State Auto Sale, Co.; c/o David 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; 614-645-6665; tedietrich@columbus.gov
Shannon Pine; 614-645-2208; spine@columbus.gov
5. **APPLICATION:** **Z16-012**
Location: **3561 SULLIVANT AVENUE (43204)**, being 0.79± acres located at the southeast corner of Sullivant Avenue and Kingsford Road (010-013786; Greater Hilltop Area Commission).
Existing Zoning: C-5, Commercial District.
Request: CPD, Commercial Planned Development District.
Proposed Use: General retail.
Applicant(s): Mark Bush, Capital Growth – Buchalter; c/o Travis Munn, Hurley & Stewart LLC; 2800 South 11th Street; Kalamazoo, MI 49009.
Property Owner(s): James D. Haenszel; 5727 Granada Avenue; Galloway, OH 43119.
Planner: James Burdin; 614-645-1341; jeburdin@columbus.gov
Shannon Pine; 614-645-2208; spine@columbus.gov
6. **APPLICATION:** **Z16-006**
Location: **3647 GENDER ROAD (43110)**, being 3.96± acres located on the west side of Gender Road, 202± feet south of Upperridge Drive (530-225024; Greater South East Area Commission).
Existing Zoning: CPD, Commercial Planner Development District.
Request: CPD, Commercial Planner Development District.
Proposed Use: Monopole telecommunications antenna.
Applicant(s): SBA Towers IX, LLC; c/o Stephen V. Cheatham, Atty.; Buckley King; 600 Superior Avenue East; Suite 1400; Cleveland, OH 44114.
Property Owner(s): T&R Development, Inc.; 3895 Stoneridge Lane; Dublin, OH 43017.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
Shannon Pine; 614-645-2208; spine@columbus.gov
7. **APPLICATION:** **Z16-017**
Location: **136 PARSONS AVENUE (43215)**, being 1.08± acres located at the southeast corner of Parsons Avenue and Gustavus Lane (010-040376, 010-053476, & 010-056881; Near East Area Commission).
Existing Zoning: ARLD, Apartment Residential District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Mixed use residential and commercial
Applicant(s): Parsons Parc II LLC; 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

Application Requested

- 8. APPLICATION: Z14-060 (14335-00000-00929)**
Location: **2497 BANCROFT STREET (43211)**, being 0.52± acres located at the southwest corner of Bancroft Street and Genessee Avenue (010-070911; Northeast Area Commission).
Existing Zoning: L-M, Limited Manufacturing District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Add additional use to limitation text.
Applicant(s): Donald J. Compton & Anna B. Compton, Trustees; Jeffrey L. Brown, Atty.; Smith & Hale LLC; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine, 614-645-2208, spine@columbus.gov
- 9. APPLICATION: Z15-064**
Location: **3618 SUNBURY ROAD (43219)**, being 1.35± acres located at the southeast corner of Sunbury and McCutcheon Roads (010-104686; Northeast Area Commission).
Existing Zoning: L-C-2, Limited Commercial District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Commercial retail.
Applicant(s): Core Resources, Inc.; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Alwawi Amer; 4785 Brittonhurst Drive; Hilliard, OH 43026.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
Shannon Pine; 614-645-2208; spine@columbus.gov
- 10. APPLICATION: Z15-065**
Location: **2860 CLEVELAND AVENUE (43224)**, being 0.17± acres located at the northeast corner of Cleveland Avenue and East Lakeview Avenue (010-073077; North Linden Area Commission).
Existing Zoning: R-4, Residential District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Limited neighborhood commercial development.
Applicant(s): Latif Jaf; c/o Brian S. Artz, Atty.; 560 East Town Street; Columbus, OH 43215.
Property Owner(s): Latif and Halima Jaf; 2303 Northtowne Place; Columbus, OH 43229.
Planner: Shannon Pine, 614-645-2208, spine@columbus.gov

