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

The Development Commission of the City of Columbus HELD 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 WERE HEARD ON THE 6:00 P.M. AGENDA:

1. 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
   Technical Support: Shannon Pine; 614-645-2208; spine@columbus.gov

APPROVAL (4-0)

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; mjmart@columbus.gov

APPROVAL (4-0)

TABLED BY APPLICANT

1. APPLICATION: Z16-004
   Location: 6300 TUSSING ROAD (43081), being 10.28± acres located 340± feet north of Tusking 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
   Technical Support: Shannon Pine, 614-645-2208; spine@columbus.gov

APPROVAL (4-0)
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
APPROVAL (4-0)

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
APPROVAL (3-1)

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
APPROVAL (4-0)

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
DISAPPROVAL (0-4)
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 Genesee 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  
Tabled by DC

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  
Disapproval (0-4)

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  
Disapproval (0-4)