

**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.A. 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](mailto:jeburdin@columbus.gov)  
Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**APPROVAL (4-0)**

**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](mailto:jeburdin@columbus.gov)  
Shannon Pine, 614-645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**TABLED BY APPLICANT**

**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, 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):** Same as applicant.  
**Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@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](mailto:jeburdin@columbus.gov)  
Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto: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, 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):** Buckeye State Auto Sale, Co.; c/o David 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; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)  
Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto: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 11<sup>th</sup> 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](mailto:jeburdin@columbus.gov)  
Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto: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](mailto:tedietrich@columbus.gov)  
Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto: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 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](mailto: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](mailto:tedietrich@columbus.gov)  
Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto: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](mailto:spine@columbus.gov)

**DISAPPROVAL (0-4)**

