AGENDA
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 14, 2016

The Development Commission of the City of Columbus **HELD** a public hearing on the following applications on **Thursday, JULY 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](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:**

<table>
<thead>
<tr>
<th>1. APPLICATION:</th>
<th>Z16-021</th>
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</thead>
<tbody>
<tr>
<td>Location:</td>
<td>4660 KENNY ROAD (43235), being 1.9± acres located on the east side of Kenny Road, 377± north of Godown Road (010-129794; Northwest Civic Association).</td>
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<tr>
<td>Existing Zoning:</td>
<td>CPD, Commercial Planned Development and M-1, Manufacturing Districts.</td>
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<tr>
<td>Request:</td>
<td>L-AR-1, Limited Apartment Residential District.</td>
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<tr>
<td>Proposed Use:</td>
<td>Multi-unit residential development.</td>
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<tr>
<td>Applicant(s):</td>
<td>Preferred Real Estate Investments II, LLC; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.</td>
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<tr>
<td>Property Owner(s):</td>
<td>Kenny Road 4660, LLC; 3000 Tarrington Lane; Columbus, OH 43220.</td>
</tr>
<tr>
<td>Planner:</td>
<td>Tim Dietrich; 614-645-6665; <a href="mailto:tedietrich@columbus.gov">tedietrich@columbus.gov</a></td>
</tr>
<tr>
<td></td>
<td>Shannon Pine; 614-645-2208; <a href="mailto:spine@columbus.gov">spine@columbus.gov</a></td>
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<tr>
<td><strong>APPROVAL (5-0)</strong></td>
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<thead>
<tr>
<th>2. APPLICATION:</th>
<th>Z16-026</th>
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<tbody>
<tr>
<td>Location:</td>
<td>4664 SAWMILL ROAD (43220), being 3.08± acres located on the east side of Sawmill Road, 307± feet south of Bethel Road (590-175635; Northwest Civic Association).</td>
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<td>Existing Zoning:</td>
<td>L-C-4, Limited Commercial District.</td>
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<tr>
<td>Request:</td>
<td>L-C-4, Limited Commercial District.</td>
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<tr>
<td>Proposed Use:</td>
<td>Parking lot expansion.</td>
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<tr>
<td>Applicant(s):</td>
<td>Aldi Inc. Springfield Division; c/o Kailen Akers, Agent; 2221 Schrock Road; Columbus, OH 43229.</td>
</tr>
<tr>
<td>Property Owner(s):</td>
<td>Aldi Inc. Springfield Division; 4400 South Charleston Pike; Springfield, OH 45502.</td>
</tr>
<tr>
<td>Planner:</td>
<td>Tim Dietrich; 614-645-6665; <a href="mailto:tedietrich@columbus.gov">tedietrich@columbus.gov</a></td>
</tr>
<tr>
<td></td>
<td>Shannon Pine; 614-645-2208; <a href="mailto:spine@columbus.gov">spine@columbus.gov</a></td>
</tr>
<tr>
<td><strong>APPROVAL (5-0)</strong></td>
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</table>
3. APPLICATION: Z16-027  
Location: 6079 NORTHGATE ROAD (43229), being 0.87± acres on the west side of Northgate Road, 580± feet north of East Dublin-Granville Road (010-023208; Northland Community Council).

Existing Zoning: C-4, Commercial District.
Request: AR-2, Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Community Housing Network; 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): City of Columbus; c/o John Turner; 50 West Gay Street; Columbus, OH 43215.
Planner: Michael Maret; 614-645-2749; mjmare@columbus.gov

APPROVAL (5-0)

4. APPLICATION: Z16-029  
Location: 2000 EAST MAIN STREET (43205), being 5.19± acres located at the northeast corner of East Main Street and Holtzman Avenue (010-022407 and 01019209; Near East Area Commission).

Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Building and parking lot expansion.
Applicant(s): The Kroger Co.; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.

Property Owner(s): The Kroger Co.; 4111 Executive Parkway; Westerville, OH 43081.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
Shannon Pine; 614-645-2208; spine@columbus.gov

APPROVAL (5-0)

5. APPLICATION: Z15-035  
Location: 2976 LAZAR ROAD (43213), being 6.06± acres located on the east side of Lazar Road, 90± feet south of Tanis Drive (570-193905 & 570-193906; Southwest Area Commission).

Existing Zoning: R, Rural District.
Request: L-M-2, Limited Manufacturing District.
Proposed Use: Contractor’s office and storage.
Applicant(s): Jeffrey LaValley; 2976 Lazar Road; Grove City, OH 43213.

Property Owner(s): Jeffrey LaValley and Lori Cross; 2976 Lazar Road; Grove City, OH 43213.
Planner: Shannon Pine; 645-2208; spine@columbus.gov

APPROVAL (5-0)
6. APPLICATION: Z16-011
Location: 2585 WALCUTT ROAD (43026), being 3.6± acres on the west side of Walcutt Road, 135± feet south of Hilliard Oaks Court (560-158117 & 560-158115).
Existing Zoning: R-1, Residential District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Extended stay hotel or commercial development.
Applicant(s): Preferred Real Estate Investments, LLC; c/o Jill S. Tangeman, Esq; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): Elisa Bolanos; 2585 Walcutt Road; Columbus, OH 43026 and Melving & Lucinda McClaskie; 2595 Walcutt Road; Columbus, OH 43026.
Planner: Michael Maret; 645-2749; mjmaret@columbus.gov

DISAPPROVAL (4-1)

7. APPLICATION: Z14-059 (14335-00000-00922) (RECONSIDERATION)
Location: 5830 ULRY ROAD (43081), being 61.23± acres located at the southeast corner of Ulry and Warner Roads (110-000249 and 112-000011; Northland Community Council).
Existing Zoning: R, Rural District.
Request: PUD-6, Planned Unit Development District.
Proposed Use: Mixed residential development.
Applicant(s): Metro Development, LLC; c/o Jill Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): McCorkle Soaring Eagles; 5800 Ulry Road; Columbus, OH 43081.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

APPROVAL (5-0)

8. APPLICATION: Z16-028
Location: 5995 NORTH HAMILTON ROAD (43081), being 8.43± acres located at the southwest corner of North Hamilton Road and State Route 161 (010-286113 (partial) and 010-247887; Northland Community Council).
Existing Zoning: CPD, Commercial Planned Development, and L-C-4 Limited Commercial Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Commercial development.
Applicant(s): Hamilton Crossing, LLC; c/o Charlie Fraas, Agent; 250 Civic Center Drive, Suite 500; Columbus, OH 43215; and Aaron L. Underhill, Atty.; 8000 Walton Parkway, Suite 260; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

APPROVAL (5-0)