

**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> 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:**             **Z16-021**  
       **Location:**             **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).  
  
       **Existing Zoning:**        CPD, Commercial Planned Development and M-1, Manufacturing Districts.  
  
       **Request:**                L-AR-1, Limited Apartment Residential District.  
       **Proposed Use:**         Multi-unit residential development.  
       **Applicant(s):**         Preferred Real Estate Investments II, LLC; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.  
  
       **Property Owner(s):**    Kenny Road 4660, LLC; 3000 Tarrington Lane; Columbus, OH 43220.  
       **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 (5-0)**

2.     **APPLICATION:**             **Z16-026**  
       **Location:**             **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).  
  
       **Existing Zoning:**        L-C-4, Limited Commercial District.  
       **Request:**                L-C-4, Limited Commercial District.  
       **Proposed Use:**         Parking lot expansion.  
       **Applicant(s):**         Aldi Inc. Springfield Division; c/o Kailen Akers, Agent; 2221 Schrock Road; Columbus, OH 43229.  
  
       **Property Owner(s):**    Aldi Inc. Springfield Division; 4400 South Charleston Pike; Springfield, OH 45502.  
  
       **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 (5-0)**

- 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, 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):** City of Columbus; c/o John Turner; 50 West Gay Street; Columbus, OH 43215.  
**Planner:** Michael Maret; 614-645-2749; [mjmare@ Columbus.gov](mailto: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](mailto:tedietrich@ Columbus.gov)  
Shannon Pine; 614-645-2208; [spine@ Columbus.gov](mailto: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](mailto: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; [mjmaretcolumbus.gov](mailto:mjmaretcolumbus.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](mailto: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](mailto:spine@columbus.gov)

**APPROVAL (5-0)**

