

**AGENDA
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 8, 2016**

The Development Commission of the City of Columbus will hold a public hearing on the following applications on **Thursday, SEPTEMBER 8, 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 645-4522.

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

- 1. APPLICATION: Z16-010**
Location: **7967 FRIEND STREET (43235)**, being 0.92± acres located at the northwest corner of Friend and Oak Streets (610-255262 and 3 others; Far North Columbus Communities Coalition).
Existing Zoning: R, Rural District.
Request: L-ARLD, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): CV Real Properties, LLC; c/o Deanna R. Cook, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): Cutler Properties Ltd.; 7525 Perry Road; Delaware, OH 43035.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov
- 2. APPLICATION: Z15-010**
Location: **9480 SOUTH OLD STATE ROAD (43235)**, being 6.0± acres located 734± feet west of South Old State Road, at the terminus of Garrett Street (part of 31834402003000; Far North Columbus Communities Coalition).
Existing Zoning: R, Rural District.
Request: L-R-2F, Limited Residential District.
Proposed Use: Two-unit residential development.
Applicant(s): Bell Properties, Ltd.; c/o Michael T. Shannon, Atty.; 500 South Front Street, Suite 1200; Columbus, OH 43215.
Property Owner(s): Korean Presbyterian Church of Columbus; 9480 South Old State Road; Columbus, OH 43035.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov
- 3. APPLICATION: Z16-037**
Location: **1654 HOLT ROAD (43228)**, being 1.15± acres located on the north side of Holt Road, 810± feet southeast of Georgesville Road (010-240809; Westland Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Revise existing car wash facility.
Applicant(s): Jeanne Cabral; 2939 Bexley Park Road; Columbus, OH 43209.
Property Owner(s): BB&S Laser Systems Inc.; 1654 Holt Road; Columbus, OH 43228.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

4. **APPLICATION:** **Z16-016**
Location: **5300 AVERY ROAD (43016)**, being 27.2± acres located on the east side of Avery Road, 1,890± feet south of Cara Road (010-220108).
Existing Zoning: R, Rural District.
Request: CPD, Commercial Planned Development and L-AR-1, Limited Apartment Residential Districts.
Proposed Use: Commercial and multi-unit residential development.
Applicant(s): Edwards Communities Development Company; c/o Jeffrey L. Brown, Atty.; Smith and Hale LLC; 37 West Broad Street, Suite 460; Columbus, OH 43216.
Property Owner(s): AR Associates; 5510 Ashford Road; Dublin, OH 43017.
Planner: Shannon Pine, 645-2208, spine@columbus.gov
5. **APPLICATION:** **Z16-036**
Location: **2601 EAST DUBLIN-GRANVILLE ROAD (43231)**, being 0.43± acres located on the south side of East Dublin-Granville Road, 470± feet east of Cleveland Avenue (600-157970; Northland Community Council).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-C-4, Limited Commercial District.
Proposed Use: General commercial.
Applicant(s): ZAAC Investments, LLC; PO Box 1683; Westerville, OH 43086.
Property Owner(s): Yasin Musa; 1209 Sea Shell Drive; Westerville, OH 43082; and Borhan Musa; 256 Baldwin Court; Westerville, OH 43082.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov
6. **APPLICATION:** **Z16-031**
Location: **4080 CLEVELAND AVENUE (43224)**, being 0.33± acres located on the east side of Cleveland Avenue, 815± feet north of Ferris Road (010-057932, Northland Community Council).
Existing Zoning: ARLD, Apartment Residential District.
Request: C-2, Commercial District.
Proposed Use: General office.
Applicant(s): Ryan & Kindra Esau; 12455 Kiousville Palestine Road; Mt. Sterling, OH 43143.
Property Owner(s): Same as applicant.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov
7. **APPLICATION:** **Z16-038**
Location: **5980 NORTH HAMILTON ROAD (43081)**, being 26.2± acres located at the southeast corner of North Hamilton Road and State Route 161 (010-295522; Northland Community Council).
Existing Zoning: CPD, Commercial Planned Development District.
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

8. **APPLICATION:** **Z16-039**
Location: **5970 NORTH HAMILTON ROAD (43081)**, being 45.38± acres located at the northeast and southeast corners of North Hamilton Road and East Dublin-Granville Road (010-295521 and 545-295523; Northland Community Council).
Existing Zoning: CPD, Commercial Planned Development District.
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
9. **APPLICATION:** **Z16-041**
Location: **4841 SUNBURY ROAD (43230)**, being 5.40± acres located at the northwest corner of Sunbury Road and Morse Road (010-242734; Northland Community Council).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Hotel.
Applicant(s): Easton Innkeepers, 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@gcolumbus.gov
10. **APPLICATION:** **Z16-011**
Location: **2585 WALCUTT ROAD (43026)**, being 3.6± acres located 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 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

THE FOLLOWING POLICY ITEM WILL BE HEARD IMMEDIATELY AFTER THE ZONING AGENDA

DEVELOPMENT COMMISSION - POLICY AGENDA

CALL TO ORDER

NEW BUSINESS

Presentation, Discussion, and Action

- 1) Northwest Plan
 Jackie Yeoman, Senior Planner, 645-0663, jeyeoman@columbus.gov
 For more information: www.columbus.gov/planning/nwplan/



757 Carolyn Avenue – Columbus OH 43224 – 614-645-7433 – bzs.columbus.gov

Director's Office	(614) 645-7776	Research/Records Center	(614) 645-6082
Building Plan Review	(614) 645-7562	Zoning Clearance	(614) 645-8637
Customer Service Center	(614) 645-6090	Zoning Public Hearings	(614) 645-4522
Engineering Plan Review	(614) 645-0032	Zoning Confirmation Letters	(614) 645-8637