The Development Commission of the City of Columbus HELD 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 WERE 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; mjmare@columbus.gov  
   **DISAPPROVAL (4-0)**

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  
   **APPROVAL (4-0)**

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  
   **APPROVAL (4-0)**
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, 614-645-2208, spine@columbus.gov
APPROVAL (4-0)

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
APPROVAL (4-0)

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
APPROVAL (4-0)

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

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; mjmare@gcolumbus.gov
APPROVAL (4-0)

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; 614-645-2749; mjmare@gcolumbus.gov
TABLED BY DC