

**AGENDA
DEVELOPMENT COMMISSION
POLICY MEETING
CITY OF COLUMBUS, OHIO**

NOVEMBER 10, 2016
5:00 P.M. (*prior to Zoning Meeting*)

CITY OF COLUMBUS, I-71 NORTH COMPLEX at 757 Carolyn Avenue, Columbus, OH 43224
in the lower level **HEARING ROOM.**

CALL TO ORDER

NEW BUSINESS

Presentation, Discussion, and Action

1. Columbus Graphics Code Changes in Response to Reed v. The Town of Gilbert: Content Neutrality.
2. Columbus Zoning Code Changes to adopt the 'Duncan standards' for Board of Zoning Adjustment deliberations.
3. Columbus Zoning Code Changes to prohibit Extended Stay Hotels in the M-Manufacturing Zoning District.

Paul Freedman, Planning Manager; 614-645-0704; pmfreedman@columbus.gov

ADJOURNMENT of POLICY MEETING

ZONING MEETING to begin at the conclusion of the POLICY MEETING (no earlier than 6:00 P.M.).



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

**AGENDA
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 10, 2016**

The Development Commission of the City of Columbus will hold a public hearing on the following applications on **Thursday, November 10, 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: Z16-050**
Location: **5747 MENEREY LANE (43230)**, being 2.0± acres located at the southeastern terminus of Menerey Lane, 900± feet west of North Hamilton Road (010-268355; Northland Community Council).
Existing Zoning: L-C-4, Limited Commercial District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Housing for the elderly.
Applicant(s): Stock Development Company, LLC; c/o Jackson B. Reynolds, III, Atty.; 37 West Broad Street Suite 460; Columbus, OH 43215.
Property Owner(s): Menerey, LLC; 2506 Colts Neck Road; Blacklick, OH 43004.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
- 2. APPLICATION: Z16-043**
Location: **5806 NORTH HAMILTON ROAD (43230)**, being 13.86± acres located on the east side of North Hamilton Road, 667± feet north of Preserve Boulevard (545-291670; Northland Community Council).
Existing Zoning: L-AR-O, Limited Apartment Residential District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Commercial development.
Applicant(s): The New Albany Company LLC; c/o Aaron Underhill, Atty.; 8000 Walton Parkway, Suite 260; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov
- 3. APPLICATION: Z16-059**
Location: **620 GEORGESVILLE ROAD (43228)**, being 0.72± acres located at the southeast corner of Georgesville Road and Atlanta Drive (010-122507; Greater Hilltop Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Revise CPD plan to allow restaurant with drive-through.
Applicant(s): 620 Georgesville Road, LLC; c/o Brian D. Biglin, Atty.; Nardone Limited; 300 East Broad Street, Suite 490; Columbus, OH 43215.
Property Owner(s): MAMJ Enterprises, LLC; PO Box 3416; Dublin, OH 43016.
Planner: Shannon Pine, 614-645-2208, spine@columbus.gov

4. **APPLICATION:** **Z16-055**
Location: **350 EAST BARTHMAN STREET (43207)**, being 1.58± acres located at the northeast corner of Barthman Avenue and Washington Avenue (010-017962; Columbus Southside Area Commission).
Existing Zoning: R-3, Residential and C-4, Commercial Districts.
Request: L-AR-O, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development and community garden.
Applicant(s): City of Columbus and Community Housing Network, Inc.; c/o John Turner; Land Bank, Department of Development; 50 West Gay Street, 4th Floor; Columbus, OH 43215; Dave Perry, David Perry Co., Inc.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank, Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.
Property Owner(s): City of Columbus; c/o John Turner; Land Bank, Department of Development; 50 West Gay Street 4th Floor; Columbus, OH 43215.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov
5. **APPLICATION:** **Z16-057**
Location: **1859 PARSONS AVENUE (43207)**, being 1.81± acres located at the southwest corner of Parsons Avenue and Innis Avenue (010-044235; Columbus Southside Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Senior housing, retail, restaurant, and office uses.
Applicant(s): City of Columbus and The NRP Group, LLC; c/o John Turner; Land Bank, Department of Development; 50 West Gay Street, 4th Floor; Columbus, OH 43215; Dave Perry, David Perry Co., Inc.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank, Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.
Property Owner(s): City of Columbus; c/o John Turner; Land Bank, Department of Development; 50 West Gay Street, 4th Floor; Columbus, OH 43215.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov
6. **APPLICATION:** **Z16-052**
Location: **8917 ANTARES AVENUE (43240)**, being 5.86± acres located on the south side of Antares Avenue, 387± feet east of Polaris Parkway (31843201016000; Far North Columbus Communities Coalition).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Housing for the elderly.
Applicant(s): Polaris Retirement Living Properties, LP; c/o Stephen Lenker, Agent; ELTI, LLC; 8195 Avery Road; Dublin, OH 43017.
Property Owner(s): Polaris SL LLC; 8800 Lyra Drive, Suite 550; Columbus, OH 43240.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

7. **APPLICATION:** **Z16-025**
Location: **831 HILLIARD & ROME ROAD (43228)**, being 35.9± acres on the west side of Hilliard & Rome Road, 450± feet south of Fisher Road (240-006855-00 & 240-002540-00).
Existing Zoning: R, Rural District (Annexation Pending).
Request: CPD, Commercial Planned Development District.
Proposed Use: Home improvement store.
Applicant(s): Thomas O'Neil; 5151 Menard Drive; Eau Claire, WI 54703.
Property Owner(s): LJKJ Rome Hilliard, LLC; c/o Julie Hoffman (HER Realtors), Agent; 4087 Trueman Blvd; Hilliard, OH 43026.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov
8. **APPLICATION:** **Z16-044**
Location: **1189 HILLIARD ROME ROAD EAST (43026)**, being 11.22± acres located on the west side of Hilliard Rome Road East, 730± feet north of Fisher Road (470-289142).
Existing Zoning: R, Rural District.
Request: L-C-4, Limited Commercial District.
Proposed Use: Extended stay hotel.
Applicant(s): Preferred Living Acquisitions, LLC; c/o Jill Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): James Phillippi Trustee, Paul Phillippi, Carol Phillippi, and Lois Phillippi; 5311 Gregg Road; West Jefferson, OH 43162.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
9. **APPLICATION:** **Z16-019**
Location: **433 LONDON-GROVEPORT ROAD (43137)**, being 195.06± acres located on the south side of London-Groveport Road, 880± feet east of Parsons Avenue (part of 495-232643; Far South Columbus Area Commission).
Existing Zoning: EQ, Excavation and Quarrying District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Limited industrial development.
Applicant(s): ACT Commodities, LLC; c/o William J. Loveland, Atty.; 3300 Riverside Drive, Suite 125; Upper Arlington, OH 43221.
Property Owner(s): The Applicant.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

- 10. APPLICATION: Z16-051**
Location: **1770 WEST HENDERSON ROAD (43220)**, being 0.84± acres located at the northeast corner of West Henderson and Reed Roads (010-129893 and 010-016275; Northwest Civic Association).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Automobile parts retailer.
Applicant(s): AutoZone Development, LLC; c/o Wesley R. Berlin, Agent; 9137 Lyndenglen Court; Howell, MI 48843.
Property Owner(s): Reed & Henderson Duchess, LLC; c/o F.W. Englefield IV & Benjamin B. Englefield; 447 James Parkway; Heath, OH 43056.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
- 11. APPLICATION: Z16-053**
Location: **5067 OLENTANGY RIVER ROAD (43214)**, being 0.47± acres located at the northwest corner of Bethel Road and Olentangy River Road (010-102424; Northwest Civic Association).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Update fueling station.
Applicant(s): Englefield Oil; c/o Laura MacGregor Comek, Atty.; 300 East Broad Street, Suite 450; Columbus, OH 43215.
Property Owner(s): Olentangy & Bethel Duchess LLC; c/o John Gordon; 447 James Parkway; Heath, OH 43056.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov
- 12. APPLICATION: Z16-058**
Location: **975 NORTH HIGH STREET (43215)**, being 1.08± acres located at the northwest corner of North High Street and West Second Avenue (010-006949; Victorian Village Commission).
Existing Zoning: C-4, Commercial District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Mixed-use development.
Applicant(s): Connie J. Klema, Atty.; PO Box 991; Pataskala, OH 43062.
Property Owner(s): WC Partners, LLC; 600 Stonehenge Parkway, 2nd Floor; Dublin, OH 43017.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

