AGENDA RESULTS
DEVELOPMENT COMMISSION
POLICY MEETING
CITY OF COLUMBUS, OHIO

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

CITY OF COLUMBUS, I-71NORTH 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. APPROVAL (4-0)

2. Columbus Zoning Code Changes to adopt the ‘Duncan standards’ for Board of Zoning Adjustment deliberations. APPROVAL (4-0)

3. Columbus Zoning Code Changes to prohibit Extended Stay Hotels in the M-Manufacturing Zoning District. APPROVAL (4-0)

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.).
The Development Commission of the City of Columbus HELD 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 WERE 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
   APPROVAL (4-0)

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
   APPROVAL (4-0)

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
   APPROVAL (4-0)
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 and 12 others; Columbus Southside Area Commission).  
   **Existing Zoning:** R-3, Residential, and C-4, Commercial Districts.  
   **Request:** L-AR-O, Limited Apartment Office 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, David Perry Company, Inc., Agent; 423 East Town Street, 2nd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 423 East Town Street, 2nd 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  
   **APPROVAL (4-0)**

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; David Perry, David Perry Company, Inc., Agent; 423 East Town Street, 2nd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 423 East Town Street, 2nd 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  
   **APPROVAL (4-0)**

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  
   **APPROVAL (4-0)**
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 10.83± 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  

APPROVAL (4-0)  

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  

APPROVAL (4-0)  

10. APPLICATION: Z16-051  
    Location: 1770 WEST HENDESON 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  

APPROVAL (4-0)
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

APPROVAL (4-0)

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

APPROVAL (3-0-1)