

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

DECEMBER 8, 2016

6:00 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. Short North Special Parking Area

<https://www.columbus.gov/publicservice/parking/SNSPA.aspx>

Amanda Ford, Parking Services Coordinator; 614-645-6460; aaford@columbus.gov

Christopher Presutti, Chief Zoning Official; 614-645-7849; crpresutti@columbus.gov

ADJOURNMENT of POLICY MEETING

ZONING MEETING to begin at the conclusion of the POLICY MEETING (no earlier than 6:30 PM).



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

Director's Office

(614) 645-7776

Building Plan Review

(614) 645-7562

Customer Service Center

(614) 645-6090

Engineering Plan Review

(614) 645-0032

Research/Records Center

(614) 645-6082

Zoning Clearance

(614) 645-8637

Zoning Public Hearings

(614) 645-4522

Zoning Confirmation Letters

(614) 645-8637

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

The Development Commission of the City of Columbus will hold a public hearing on the following applications on **Thursday, December 8, 2016**, beginning at **6:30 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 WILL BE HEARD ON THE 6:30 PM AGENDA:

- 1. APPLICATION: Z16-060**
Location: **5800 CENTRAL COLLEGE ROAD (43054)**, being 4.81± acres located on the north side of Central College Road, 310± feet east of Harlem Road (010-283214; Rocky Fork Blacklick Accord).
Existing Zoning: R, Rural District.
Request: CPD, Commercial Planned Development & PUD-4, Planned Unit Development Districts.
Proposed Use: Daycare and single-unit residential development.
Applicant(s): Paul Cugini, Cugini & Capoccia Builders, Inc.; c/o Dave Perry, Agent; David Perry Company, Inc.; 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): Walker Land, Ltd.; c/o Dave Perry, Agent; David Perry Company, Inc.; 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.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

- 2. APPLICATION: Z16-062**
Location: **343 OBETZ ROAD (43207)**, being 6.96± acres located on the south side of Obetz Road, 880± feet west of Parsons Avenue (010-111600, 010-018937, and 510-296088; Far South Columbus Area Commission).
Existing Zoning: RRR, Restricted Rural Residential District and I, Institutional District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Elderly housing/assisted living.
Applicant(s): 301 Obetz Road Real Estate, LLC; & Scioto Community Real Estate, LLC; c/o Ryan P. Aiello, Atty.; Dinsmore & Shohl, LLP; 191 West Nationwide Boulevard, Suite 300; Columbus, OH 43215.
Property Owner(s): The Applicants.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

- 3 APPLICATION: Z16-035**
Location: **750 NORTH HIGH STREET (43215)**, being 0.77± acres located at the southeast corner of North High Street and Warren Street (010-028040 & 010-009227; Italian Village Commission).
Existing Zoning: I, Institutional and C-4, Commercial Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Hotel.
Applicant(s): Schiff Capital Group; c/o Continental Development, Inc.; c/o Michael T. Shannon, Atty; 500 South Front Street, Suite 1200; Columbus, OH 43215.
Property Owner(s): Columbus Metropolitan Housing Authority; 880 East Eleventh Avenue; Columbus, OH 43211.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov
- 4 APPLICATION: Z16-064**
Location: **848 NORTH PEARL STREET (43215)**, being 0.21± acres located at the southeast corner of North Pearl and East Prescott Streets (010-013138 and 4 others; Italian Village Commission).
Existing Zoning: C-4, Commercial District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Office building.
Applicant(s): Connie J. Klema, Atty.; PO Box 991; Pataskala, OH 43062.
Property Owner(s): Wood Run Partners, LLC; 600 Stonehenge Parkway, Second Floor; Dublin, OH 43017.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
- 5 APPLICATION: Z16-074**
Location: **49 EAST THIRD AVENUE (43215)**, being 0.52± acres located on the southeast corner of East Third Avenue and Mount Pleasant Avenue (010-015099 & 010-016532; Italian Village Commission).
Existing Zoning: R-4, Residential District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Office and shared parking.
Applicant(s): Fireproof Partners, LLC; c/o Michael B. Fitzpatrick; 1220 Dublin Road; Columbus, OH 43215.
Property Owner(s): Columbus First Free Will Baptist Church, Inc.; 49 East Third Avenue; Columbus, OH 43215.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

6. **APPLICATION:** **Z16-056**
Location: **3380 MORSE ROAD (43231)**, being 1.13± acres located on the north side of Morse Road, 290± feet west of Trindel Way (010-255453; Northland Community Council).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Automobile repair.
Applicant(s): KM22 Investments, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 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): The Applicant.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
7. **APPLICATION:** **Z16-063**
Location: **2845 AIRPORT DRIVE (43219)**, being 1.60± acres located at the northeast corner of Airport Drive and Demyne Drive (010-233789; Northeast Area Commission).
Existing Zoning: L-C-4, Limited Commercial District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Commercial development.
Applicant(s): Eastern Development LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Colair II LLC; 1375 East 9th Street, Suite 2350; Cleveland, OH 44114.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov
8. **APPLICATION:** **Z16-042**
Location: **505 KING AVENUE (43201)**, being 36.2± acres located at the southwest corner of King Avenue and Battelle Boulevard (010-013627 and 71 others; University Area Commission).
Existing Zoning: C-2, and C-4, Commercial Districts, and P-1, Private Parking District.
Request: L-UCRPD, Limited University-College Research Park Development District.
Proposed Use: Research and technology institute.
Applicant(s): Battelle Memorial Institute, Attn. Russell P. Austin; c/o James M. Groner, Atty.; Bailey Cavalieri, LLC; 10 West Broad Street, Suite 2100; Columbus, OH 43215..
Property Owner(s): The Applicant.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

THE FOLLOWING APPLICATIONS WILL BE HEARD ON THE 7:30 P.M. AGENDA:

- 9. 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 & 240-002540).
Existing Zoning: R, Rural District.
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
- 10. APPLICATION: Z16-002**
Location: **8240 SANCUS BOULEVARD (43081)**, being 3.49± acres located on the east side of Sancus Boulevard, 520± feet south of Lazelle Road (610-218056; Far North Columbus Communities Coalition).
Existing Zoning: C-2, Commercial and L-C-3, Limited Commercial Districts.
Request: L-AR-12, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Akidel Investment Company, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 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): Lazelle Columbus Partners LP; c/o Dave Perry, Agent; David Perry Company, Inc.; 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.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
- 11. APPLICATION: Z16-045**
Location: **510 LAZELLE ROAD (43240)**, being 15.10± acres located on the north side of Lazelle Road, 230± feet east of Sancus Boulevard, (31843301009000, Far North Columbus Community Coalition).
Existing Zoning: L-C-4, Limited Commercial, and CPD, Commercial Planned Development Districts.
Request: ARLD, Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): NP Limited Partnership; c/o Dave Perry, Agent; David Perry Company, Inc.; 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): The Applicant.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

12. **APPLICATION:** **Z16-066**
Location: **871 INGLESIDE AVENUE (43215)**, being 7.03± acres located at the southwest corner of Ingleside Avenue and Buttles Avenue (010-005889; Harrison West Society).
Existing Zoning: M, Manufacturing District.
Request: AR-2, Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Pickett Companies; c/o Dave Perry, Agent; David Perry Company, Inc.; 423 East Town Street, 2nd Floor; Columbus, OH 43215, and Donald Plank, Atty.; 423 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): Barley Equities III, LLC; c/o John Berry; 11150 Santa Monica Boulevard, Suite 1425; Los Angeles, CA 90025.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov
13. **APPLICATION:** **Z16-065**
Location: **5055 DIERKER ROAD (43016)**, being 0.61± acres located on the west side of Dierker Road, 560± feet north of County Corners Drive (010-2201454; Northwest Civic Association).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Microbrewery and office uses.
Applicant(s): John Chess; 4263 Gavin Lane; Columbus, OH 43220.
Property Owner(s): Stevenson Family Ventures; 5055 Dierker Road; Columbus, OH 43220.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov
14. **APPLICATION:** **Z16-013**
Location: **3342 WEST HENDERSON ROAD (43220)**, being 3.6± acres located on the northwest corner of West Henderson Road and Chevy Chase Court (580-132243, 580-220898, and 590-132244; Northwest Civic Association).
Existing Zoning: RR, Rural Residential District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Assisted living facility.
Applicant(s): 3342 Henderson Road, LLC; c/o Michael T. Shannon, Atty.; 500 South Front Street, Suite 1200; Columbus, OH 43215.
Property Owner(s): The applicant.
Planner: Tim Dietrich; 645-6665; tedietrich@columbus.gov

- 15. APPLICATION: Z16-033**
Location: **1648 NORTH WILSON ROAD (43204)**, being 5.62± acres located at the southeast corner of North Wilson Road and Trabue Road (425-295581 & 570-219204).
Existing Zoning: R, Rural and L-SR, Limited Suburban Residential Districts.
Request: L-AR-12, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Metro Development, LLC; c/o Deanna Cook, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): Richard McFarland Trustee; 1648 North Wilson Road; Columbus, OH 43204.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov
- 16. APPLICATION: Z16-011**
Location: **2585 WALCUTT ROAD (43026)**, being 6.9± acres located on the west side of Walcutt Road, 135± feet south of Hilliard Oaks Court (560-158117, 560-158115 and 560-158108).
Existing Zoning: R-1, Residential and CPD, Commercial Planned Development Districts.
Request: L-AR-1, Limited Apartment Residential District.
Proposed Use: Multi-unit residential 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; Melving & Lucinda McClaskie, 2595 Walcutt Road, Columbus, OH 43026; and MCM Partnership, 2579 Walcutt Road, Columbus, OH 43026.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

