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).
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; mjmare@cb.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@cb.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 Demonye 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 Priebel; 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; mjmare@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).
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