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](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 6:00 PM POLICY MEETING:**

1. **SHORT NORTH SPECIAL PARKING AREA**
   [https://www.columbus.gov/publicservice/parking/SNSPA.aspx](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
   
   **APPROVAL (5-0)**

**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@columbus.gov
   
   **APPROVAL (5-0)**
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
APPROVAL (5-0)

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; mjmarey@columbus.gov
APPROVAL (4-1)

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
TABLED BY DC
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

APPROVAL (5-0)

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

APPROVAL (5-0)

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 Priebe; 614-645-1341; kpriebe@columbus.gov

APPROVAL (5-0)
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  
**APPROVAL (5-0)**

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  
**TABLED BY DC**
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

APPROVAL (5-0)

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

TABLED BY DC

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.; Plank Law Firm; 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

APPROVAL (5-0)
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
APPROVAL (5-0)

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
TABLED BY DC

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
APPROVAL (5-0)
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

**TABLED BY DC**