AGENDA
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 9, 2017

The Development Commission of the City of Columbus held a public hearing on the following applications on Thursday, February 9, 2017, 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 614-645-4522.

THE FOLLOWING APPLICATIONS WERE HEARD ON THE 6:00 PM AGENDA:

1. APPLICATION: Z16-081
Location: 2700 MCKINLEY AVENUE (43214), being 3.1± acres located on the east side of McKinley Avenue, 1,650± feet southeast of West Fifth Avenue (010-153735).
Existing Zoning: L-M, Limited Manufacturing District.
Request: ARLD, Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Roy Yoder; 3200 Mann Road; Blacklick, OH 43004.
Property Owner(s): 2700 McKinley Properties, LLC; 7686 Fisher Drive North, Suite B; Dublin, OH 43016.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

2. APPLICATION: Z16-076
Location: 1086 NORTH FOURTH STREET (43201), being 2.04± acres located at the southeast corner of North Fourth Street and East Fourth Avenue (010-009127; Italian Village Commission).
Existing Zoning: M-2, Manufacturing District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Mixed-commercial development.
Applicant(s): 1086 North Fourth St. LS, 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: Shannon Pine; 614-645-2208; spine@columbus.gov

APPROVAL (5-0-1)
3. APPLICATION: Z16-084  
   Location: 3777 DUBLIN ROAD (43221), being 18.5± acres located on the west side of Dublin Road, 360± feet north of Fishinger Road (560-212186 and 203-271289).  
   Existing Zoning: L-SR, Limited Suburban Residential District and R, Rural District.  
   Request: L-SR, Limited Suburban Residential District.  
   Proposed Use: Updated landscaping provisions.  
   Applicant(s): First Community Church of Columbus Ohio; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus OH 43215.  
   Property Owner(s): Same as Applicant.  
   Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov  
   APPROVAL (6-0)

4. APPLICATION: Z16-082  
   Location: 1824 EAST LONG STREET (43203), being 1.15± acres located on the north side of East Long Street at the intersection with Moneypenny Avenue (010-040131 & 010-047595; Near East Area Commission).  
   Existing Zoning: ARLD, Apartment Residential District.  
   Request: CPD, Commercial Planned Development District.  
   Proposed Use: Ancillary school facilities.  
   Applicant(s): Frederick F. Campbell, Catholic Diocese of Columbus; c/o Catherine A. Cunningham, Atty.; 65 East State Street, Suite 1800; Columbus, OH 43215.  
   Property Owner(s): Silver Arbor Lustron, LLC; c/o Arbor Equities LLC; 256 Parkwood Avenue; Columbus, OH 43203.  
   Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov  
   APPROVAL (6-0)

5. 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: L-ARLD, Limited 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; 645-6665; tedietrich@columbus.gov  
   APPROVAL (6-0)
6. **APPLICATION:** Z16-072  
**Location:** 3500 ALUM CREEK DRIVE (43207), being 23.48± acres located on the east side of Alum Creek Drive at the intersection with New World Drive (530-156583; Far South Columbus Area Commission).  
**Existing Zoning:** R-1, Residential District.  
**Request:** L-M, Limited Manufacturing District.  
**Proposed Use:** Commercial or limited industrial development.  
**Applicant(s):** 3500 ACD, LLC; c/o Deanna R. Cook, Atty.; 52 East Gay Street; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov  
**APPROVAL (6-0)**

7. **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**