

**AGENDA  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 13, 2017**

The Development Commission of the City of Columbus will hold a public hearing on the following applications on **Thursday, April 13, 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 WILL BE HEARD ON THE 6:00 PM AGENDA:**

- 1. 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 and 240-002540).  
**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](mailto:mjmaret@columbus.gov)
  
- 2. APPLICATION: Z16-088**  
**Location:** **2090 IKEA WAY (43240)**, being 7.15± acres located on the north side of Ikea Way, 1,170± feet west of East Powell Road (a portion of 31844202025001; Far North Columbus Communities Coalition).  
**Existing Zoning:** L-C-4, Limited Commercial District.  
**Request:** L-C-4, Limited Commercial District.  
**Proposed Use:** Updated setbacks.  
**Applicant(s):** Polaris 91, LLC; c/o David Perry, David Perry Company, Inc., Agent; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.  
**Property Owner(s):** The applicant.  
**Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)

3. **APPLICATION:** **Z16-090**  
**Location:** **6091 CLEVELAND AVENUE (43231)**, being 4.28± acres located on the west side of Cleveland Avenue, 133± feet north of Deewood Drive (010-218942 and 010-104546; Northland Community Council).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** L-C-4, Limited Commercial District.  
**Proposed Use:** Monopole telecommunications antenna and limited commercial development.  
**Applicant(s):** Vertical Bridge Development II, LLC; c/o Mike Daubenmire, Agent; Fortune Wireless, Inc.; 6402 Corporate Drive; Indianapolis, IN 46278.  
**Property Owner(s):** Marjorie L. Sebring; 3679 Santiago Drive; Westerville, OH 43081.  
**Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)
4. **APPLICATION:** **Z17-001**  
**Location:** **5771 MAPLE CANYON AVENUE (43229)**, being 3.82± acres located on the west side of Maple Canyon Avenue, 315± feet north of East Dublin-Granville Road (010-147409; Northland Community Council).  
**Existing Zoning:** L-AR-12, Limited Apartment Residential District.  
**Request:** ARLD, Apartment Residential District.  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** National Church Residences; c/o Scott North, Atty.; 41 South High Street, Suite 2900; Columbus, OH 43215.  
**Property Owner(s):** Deia R. Williams; 5771 Maple Canyon Avenue; Columbus, OH 43229.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)
5. **APPLICATION:** **Z16-048**  
**Location:** **1158 WEST THIRD AVENUE (43212)**, being 0.82± acres located at the northeast corner of West Third and Virginia Avenues (010-065643; Fifth by Northwest Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Building expansion and patio addition.  
**Applicant(s):** Robert E. Caudy; 3377 Hilliard Cemetery Road; Hilliard, OH 43026.  
**Property Owner(s):** R & KC Adventures, LLC; PO Box 12505; Columbus, OH 43212.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

6. **APPLICATION:** **Z16-075**  
**Location:** **1234 STEELWOOD ROAD (43212)**, being 7.95± acres located on the north side of Steelwood Road, 1,100± feet west of Kenny Road (010-016574; Fifth by Northwest Area Commission).  
**Existing Zoning:** M, Manufacturing District.  
**Request:** L-AR-1, Limited Apartment Residential District.  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** The Griff, LLC; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.  
**Property Owner(s):** The applicant.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)
7. **APPLICATION:** **Z16-054**  
**Location:** **6261 WRIGHT ROAD (43130)**, being 75.7± acres located at the southeast corner of Wright Road, and Gender Road (010-274898 and 010-265712; Greater South East Area Commission).  
**Existing Zoning:** NE, Neighborhood Edge, NC, Neighborhood Center, and R, Rural Districts.  
**Request:** CPD, Commercial Planned Development and PUD-8, Planned Unit Development Districts.  
**Proposed Use:** Commercial and mixed-residential development.  
**Applicant(s):** Homewood Corporation; c/o Laura MacGregor Comek, Atty.; 300 East Broad Street, Suite 450; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Shannon Pine, 614-645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)
8. **APPLICATION:** **Z17-002**  
**Location:** **69 TAYLOR AVENUE (43205)**, being 1.3± acres located at the southwest corner of Taylor Avenue and East Long Street (010-028592 plus 9 others; Near East Area Commission).  
**Existing Zoning:** P-2, Parking and R-2F, Residential Districts.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Public library and parking lots.  
**Applicant(s):** Moody Engineering Inc.; c/o Mark Larrimer; 300 Spruce Street, Suite 200; Columbus OH, 43215.  
**Property Owner(s):** Board of Trustees of the Columbus Metropolitan Library; c/o Wendy Tressler; 96 South Grant Street; Columbus, OH 43215.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

- 9. 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:** L-ARLD, Limited 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](mailto:tedietrich@columbus.gov)
- 10. 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](mailto:tedietrich@columbus.gov)

