The Development Commission of the City of Columbus held 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 WERE 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

APPROVAL (6-0)

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

APPROVAL (5-1)
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

APPROVAL (6-0)

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

APPROVAL (6-0)

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

APPROVAL (6-0)
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

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

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
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  

APPROVAL (6-0)

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

**Tabling Requested**