

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

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

