

**AGENDA RESULTS  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 8, 2017**

The Development Commission of the City of Columbus HEARD a public hearing on the following applications on **Thursday, June 8, 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**.

Detailed information on each application may be viewed by clicking on the application number below. This hyperlink will direct you to a page that contains details about the application, the Staff Report when available, and all city agency review comments under the "Processing Status" tab. If the detailed view is unavailable, the application will be placed on the website as they had in the past at <http://www.columbus.gov/bzs/zoning/Development-Commission>. You may also obtain information 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: 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)

**APPROVAL (3-0-1)**

- 2. APPLICATION: Z14-037 (14335-00000-00551) (RECONSIDERATION)**  
**Location:** **1299 OLENTANGY RIVER ROAD (43212)**, being 3.0± acres located on the west side of Olentangy River Road, 350± feet south of West Fifth Avenue (010-062377; Fifth by Northwest Area Commission).  
**Existing Zoning:** M, Manufacturing District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Hotel and restaurant.  
**Applicant(s):** Cap City Hotels, LLC; c/o Jeffrey L. Brown, Atty.; Smith & Hale LLC; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** 5B Hotels LLC; c/o Indus Hotel; 1555 Lennox Town Lane; Columbus, OH 43212.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**APPROVAL (4-0)**

**3. APPLICATION: Z17-007**  
**Location:** **2855 OLENTANGY RIVER ROAD (43202)**, being 12.45± acres located on the west side of Olentangy River Road, 206± feet south of Harley Drive (010-103163).  
**Existing Zoning:** CPD, Commercial Planned Development and C-4, Commercial Districts.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Mixed-use development.  
**Applicant(s):** Prospect Wango, LLC; c/o Michael T. Shannon, Atty.; 500 South Front Street, Suite 401; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**APPROVAL (4-0)**

**4. APPLICATION: Z17-006**  
**Location:** **60 NORTH WHEATLAND AVENUE (43204)**, being 1.0± acres located on the east side of North Wheatland Avenue at the intersection with Violet Street (a portion of 010-267202; Greater Hilltop Area Commission).  
**Existing Zoning:** NG, Neighborhood General District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Parking lot.  
**Applicant(s):** City of Columbus; c/o Gregory T. Brown, Department of Finance and Management; 90 West Broad Street, Room 425; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)

**APPROVAL (4-0)**

**5. APPLICATION: Z17-011**  
**Location:** **541 BREHL AVENUE (43233)**, being 1.13± acres located on the west side of Brehl Avenue, 250± feet north of West Mound Street (010-066562; Franklinton Area Commission).  
**Existing Zoning:** C-5, Commercial District.  
**Request:** M, Manufacturing District.  
**Proposed Use:** Industrial development.  
**Applicant(s):** BLS Rentals Ltd.; c/o Bruce Storts; 4181 Patzer Avenue; Columbus, OH 43123.  
**Property Owner(s):** The Applicant.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**APPROVAL (4-0)**

**6. APPLICATION: Z17-008**  
**Location:** **7000 BENT TREE BOULEVARD (43235)**, being 16.71± acres located at the southeast corner of Bent Tree Boulevard and Sawmill Place Boulevard (590-208808; Far Northwest Coalition).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** L-AR-2, Limited Apartment Residential District.  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Preferred Living; c/o David Hodge, Atty.; Underhill & Hodge LLC; 8000 Walton Parkway, Suite 260; Columbus, OH 43215.  
**Property Owner(s):** Andersons; P.O. Box 119; Maumee, OH 43537.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**APPROVAL (4-0)**

**7. APPLICATION: Z17-004**  
**Location:** **1541 SCHROCK ROAD (43229)**, being 0.72± acres located at the northeast corner of Schrock Road and Karl Road (610-105223; Northland Community Council).  
**Existing Zoning:** C-5, Commercial District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** General retail.  
**Applicant(s):** Morning Star Partners, LLC; c/o Kyle Kitzmiller; 7795 Five Mile Road; Cincinnati, OH 45230.  
**Property Owner(s):** Rader Car Real Estate, LLC; 4964 Tempe Road; Powell, OH 43065.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**TABLED BY DC**

**8. APPLICATION: Z16-086**  
**Location:** **7099 HARLEM ROAD (43081)**, being 76.93± acres located on the west side of Harlem Road, 1,300± feet north of Central College Road (010-267723; Rocky Fork – Blacklick Accord).  
**Existing Zoning:** R, Rural District.  
**Request:** PUD-4, Planned Unit Development District.  
**Proposed Use:** Single- and multi-unit residential development.  
**Applicant(s):** Ciminello's Inc; c/o Laura MacGregor Comek, Atty.; 300 East Broad Street, Suite 450; Columbus, OH 43215.  
**Property Owner(s):** Harlem Road Real Estate; 6840 Havensport Road; Carroll, OH 43112.  
**Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)

**APPROVAL (4-0)**

**9. 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)

**APPROVAL (3-1)**

**10. APPLICATION: Z16-013**  
**Location:** **3342 WEST HENDERSON ROAD (43220)**, being 3.6± acres located at 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:** L-AR-12, Limited Apartment Residential District.  
**Proposed Use:** Sixteen detached single-unit dwellings.  
**Applicant(s):** 3342 Henderson Road, LLC; c/o Michael T. Shannon, Atty.; 500 South Front Street, Suite 1200; Columbus, OH 43215.  
**Property Owner(s):** Same as applicant.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**APPROVAL (4-0)**

