

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

The Development Commission of the City of Columbus will hold a public hearing on the following applications on **Thursday, July 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**.

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 WILL BE HEARD ON THE 6:00 PM AGENDA:**

- 1. 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)
  
- 2. APPLICATION:** [Z17-014](#)  
**Location:** **530 SOUTH HAGUE AVENUE (43204)**, being 0.51± acres at the northeast corner of South Hague Avenue and Sullivant Avenue (010-066555; Greater Hilltop Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Conform existing fuel sales facility.  
**Applicant(s):** United Dairy Farmers, Inc.; c/o Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215  
**Property Owner(s):** Same as applicant.  
**Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)

3. **APPLICATION:** [Z17-013](#)  
**Location:** **1200 HAMLET STREET (43201)**, being 0.21± acres located on the east side of Hamlet Street, 95± feet north of East Fifth Avenue (010-008417, 010-290502, and 010-037308; University Area Commission).  
**Existing Zoning:** R-4, Residential and C-4, Commercial Districts.  
**Request:** R-4, Residential District.  
**Proposed Use:** Single-unit residential development.  
**Applicant(s):** Connie J. Klema, Atty.; PO Box 991; Pataskala, OH 43062.  
**Property Owner(s):** Urban Restorations LLC; 815 North High Street; Columbus, OH 43215.  
**Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)
4. **APPLICATION:** [Z17-005](#)  
**Location:** **777 NORTH FOURTH STREET (43215)**, being 0.79± acres located at the west side of North Fourth Street, 60± feet north of Warren Street (010-008434; Italian Village Commission).  
**Existing Zoning:** M, Manufacturing District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Mixed-use development.  
**Applicant(s):** LCO1, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1<sup>st</sup> Floor; Columbus, OH 43215; and Donald Plank, Atty.; 411 East Town Street, 2<sup>nd</sup> Floor; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**THE FOLLOWING POLICY ITEM WILL BE HEARD IMMEDIATELY AFTER THE ZONING AGENDA:**

**CALL TO ORDER**

**NEW BUSINESS**

Presentation and Discussion:

- 1) Proposed Amendments to Development Commission By-Laws  
 Shannon Pine, Planning Manager, 614-645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**ADJOURNMENT**

