

**AGENDA
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 9, 2017**

The Development Commission of the City of Columbus will hold a public hearing on the following applications on **Thursday, November 9, 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:** [Z17-035](#)
Location: **8558 SANCUS BOULEVARD (43240)**, being 2.54± acres located on the east side of Sancus Boulevard, 670± feet north of Lazelle Road, (31843301020000, and 31843301009000; Far North Columbus Communities Coalition).
Existing Zoning: L-C-4, Limited Commercial District.
Request: L-ARLD, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): NP Limited Partnership; c/o Dave Perry, Agent.; Dave Perry Company, Inc.; 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: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
- 2. APPLICATION:** [Z17-036](#)
Location: **875 NORTH FOURTH STREET (43201)**, being 0.55± acres located at the northwest corner of North Fourth Street and East First Avenue (010-033474 and 3 others; Italian Village Commission).
Existing Zoning: M, Manufacturing District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Commercial and residential development.
Applicant(s): Lykens Companies; c/o Dave Perry, Agent, David Perry Company, Inc.; 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): LS Development Systems, LLC, et al; c/o Dave Perry, Agent, David Perry Company, Inc.; 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.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

3. **APPLICATION:** [Z17-029](#)
Location: **2508 MCCUTCHEON ROAD (43219)**, being 3.68± acres located on the north side of McCutcheon Road, 500± feet east of Oak Spring Street (010-236415; Northeast Area Commission).
Existing Zoning: R-1, Residential District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Parking lot.
Applicant(s): Gloria E. Parker; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov
4. **APPLICATION:** [Z17-031](#)
Location: **1023 NORTH SIXTH STREET (43201)**, being 0.22± acres located on the west side of North Sixth Street, 132± feet north of East Third Avenue (010-063590; Italian Village Commission).
Existing Zoning: M-2, Manufacturing District.
Request: R-4, Residential District.
Proposed Use: Single-unit dwelling.
Applicant(s): Jennifer McGann; 1023 North Sixth Street; Columbus, OH 43201.
Property Owner(s): Same as Applicant.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov
5. **APPLICATION:** [Z17-032](#)
Location: **8118 SANCUS BOULEVARD (43081)**, being 3.79± acres located on the east side of Sancus Boulevard, at the intersection with Brockwell Drive (610-231154; Far North Columbus Communities Coalition).
Existing Zoning: AR-12, Apartment Residential District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Police substation
Applicant(s): City of Columbus; c/o Heather L. Brink; 90 West Broad Street; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov



6. **APPLICATION:** [Z17-037](#)
Location: **8835 SOUTH OLD STATE ROAD (43035)**, being 11.05± acres located at the northeast and southeast corners of South Old State Road and Candlelite Lane (31834101006000 and 8 others; Far North Columbus Communities Coalition).
Existing Zoning: R, Rural District (Annexation Pending).
Request: L-ARLD, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Arlington Properties; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Norma Jean Lunzar, et al; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov
7. **APPLICATION:** [Z17-025](#)
Location: **3001 BETHEL ROAD (43220)**, being 2.43± acres located on the south side of Bethel Road at the intersection of Hayden Road (590-213705 and 19 others; Northwest Civic Association).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-AR-1, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Preferred Living; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): 3001 Bethel Road Ltd.; The Windsor Co., 1430 Collins Road, NW; Lancaster, OH 43130.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov
8. **APPLICATION:** [Z17-018](#)
Location: **7230 EAST BROAD STREET (43213)**, being 10.01± acres located on the north side of East Broad Street, 750± feet east of Reynoldsburg-New Albany Road (010-218968; Far East Area Commission).
Existing Zoning: R, Rural District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Retail development.
Applicant(s): Berengaria Development; c/o Justin Muller; 449 Easton Way, 2nd Floor; Columbus, OH 43219.
Property Owner(s): Mario Giacomo and Loreta D'Eramo; 7230 East Broad Street; Columbus, OH 43213.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov



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

CALL TO ORDER

NEW BUSINESS

Presentation and Discussion:

- 1) Amendment to Development Commission By-Laws
Shannon Pine, Planning Manager, 614-645-2208, spine@columbus.gov

ADJOURNMENT

