

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

The Development Commission of the City of Columbus held 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 WERE 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, 1<sup>st</sup> Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2<sup>nd</sup> Floor; Columbus, OH 43215.  
  
       **Property Owner(s):**    The Applicant.  
       **Planner:**                Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**APPROVAL (6-0)**

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, 1<sup>st</sup> Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2<sup>nd</sup> 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, 1<sup>st</sup> Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2<sup>nd</sup> Floor; Columbus, OH 43215.  
  
       **Planner:**                Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)

**APPROVAL (5-0-1)**

**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](mailto:krpriebe@columbus.gov)

**APPROVAL (6-0)**

**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](mailto:mjmaret@columbus.gov)

**APPROVAL (6-0)**

**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](mailto:spine@columbus.gov)

**APPROVAL (6-0)**

**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](mailto:krpriebe@columbus.gov)

**APPROVAL (6-0)**

**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](mailto:mjmaret@columbus.gov)

**APPROVAL (4-2)**

**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, 2<sup>nd</sup> 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](mailto:krpriebe@columbus.gov)

**APPROVAL (6-0)**

**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](mailto:spine@columbus.gov)

**TABLED TO DUE LACK OF FULL ATTENDANCE**

**ADJOURNMENT**

