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, 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

   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, 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

   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  
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  
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  
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  
**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  
**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, 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  
**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

TABLED TO DUE LACK OF FULL ATTENDANCE

ADJOURNMENT