

**AGENDA
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 11, 2018**

The Development Commission of the City of Columbus will hold a public hearing on the following applications on **Thursday, January 11, 2018**, 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:** [Z17-044](#)
Location: **6500 TUSSING ROAD (43230)**, being 34.0± acres located on the north side of Tussing Road, 900± feet east of Brice Road (010-007362, 010-200001, & 010-238624; Far East Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Warehouses with commercial outlots.
Applicant(s): Benderson Development Co. LLC; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): 93 OHRPT LLC; 570 Delaware Avenue; Buffalo, NY 14202.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

- 2. APPLICATION:** [Z17-046](#)
Location: **2110 IKEA WAY (43219)**, being 2.85± acres located on the north side of Ikea Way, 1,200± feet west of East Powell Road (part of 31844202025006 and part of 31844202025007; Far North Columbus Communities Coalition).
Existing Zoning: L-C-4, Limited Commercial District.
Request: L-C-4, Limited Commercial District.
Proposed Use: Increase height district from H-60 to H-110.
Applicant(s): NPPFG, LLC c/o David 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): NRFC Easton Holdings, LLC; 433 East Las Colinas Same as Applicant.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

3. **APPLICATION:** [Z17-045](#)
Location: **5049 SUNBURY ROAD (43230)**, being 5.04± acres located on the west side of Sunbury Road, 350± feet south of Hidden Ridge Drive (410-295667; Northland Community Council).
Existing Zoning: R, Rural District.
Request: L-AR-12, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Homeport; 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): Charles and Cynthia Herndon; 9110 Laylin Lane; Kelleys Island, OH 43438.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov
4. **APPLICATION:** [Z17-041](#)
Location: **4854 WENDLER BOULEVARD (43230)**, being 7.73± acres located at the northwest corner of Wendler Boulevard and Stygler Road North (part of 520-168898).
Existing Zoning: PUD-8, Planned Unit Development District.
Request: L-AR-12, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): The WODA Group, LLC; 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): L&N-UP Alum Creek, LLC; c/o Yhezkel Levi; 3540 East Fulton Street; Columbus, OH 43227.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov
5. **APPLICATION:** [Z17-034](#)
Location: **3720 WEST HENDERSON ROAD (43220)**, being 3.42± acres located on the north side of West Henderson Road, 450± feet east of Sawmill Road (217-280794 and 590-184730; Northwest Civic Association).
Existing Zoning: R, Rural District.
Request: PUD-8, Planned Unit Development District.
Proposed Use: Multi-unit residential development.
Applicant(s): Willis Group, LLC; 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): Lois K. & Robert L. Becker; c/o James Becker; 4380 Braunton Road; Columbus, OH 43220.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

6. **APPLICATION:** [Z17-039](#)
Location: **158 NORTH WHEATLAND AVENUE (43204)**, being 3.50± acres located on the east side of North Wheatland Avenue, 1,200± feet north of West Broad Street (part of 010-267201; Greater Hilltop Area Commission).
Existing Zoning: NG, Neighborhood General District.
Request: L-ARLD, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): The WODA Group, LLC; 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): City of Columbus; c/o John Turner; 845 Parsons Avenue; Columbus, OH 43206.
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

