

**AGENDA
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 10, 2018**

The Development Commission of the City of Columbus will hold a public hearing on the following applications on **Thursday, May 10, 2018**, beginning at **6:00 P.M.** at the **MICHAEL B. COLEMAN GOVERNMENT CENTER** at 111 North Front Street, Columbus, OH 43215 in the **2ND FLOOR 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:** [Z17-059](#)
Location: **4900 SINCLAIR ROAD (43229)**, being 6.87± acres located at the southeast corner of Sinclair Road and Freeway Drive South (010-182523; Northland Community Council).
Existing Zoning: C-4, Commercial District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Limited commercial and manufacturing uses.
Applicant(s): U-Haul Company of Ohio, Inc.; c/o Dave Perry, Agent; Dave Perry Company, Inc.; 411 East Town Street, First Floor; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, Second Floor; Columbus, OH 43215.
Property Owner(s): AMERCO Real Estate Company; c/o Dave Perry, Agent; Dave Perry Company, Inc.; 411 East Town Street, First Floor; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, Second Floor; Columbus, OH 43215.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

- 2. APPLICATION:** [Z17-012](#)
Location: **3419 EAST DUBLIN GRANVILLE ROAD (43235)**, being 0.74± acres located on the south side of East Dublin Granville Road, 200± feet east of Westerville Road (600-183781; Northland Community Council).
Existing Zoning: L-M, Limited Manufacturing District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Limited commercial development.
Applicant(s): Klingensmith Construction and Development; c/o Scott Klingensmith, Agent; 470 Olde Worthington Road; Westerville, Ohio 43082.
Property Owner(s): Ronald J. & Ruby L. Passen; 5010 Postlewaite Road; Columbus, Ohio 43235.
Planner: Shannon Pine, 614-645-2208, spine@columbus.gov

3. **APPLICATION:** [Z18-007](#)
Location: **6060 NORTH HAMILTON ROAD (43081)**, being 31.59± acres located on the south side of State Route 161, 540± feet east of North Hamilton Road (Portions of 010-295522, 010-285960, 010-266699, & 010-295521; Northland Community Council).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Commercial development.
Applicant(s): The Ohio State University; c/o Aaron L. Underhill, Atty.; 8000 Walton Parkway, Suite 260; Columbus, OH 43054.
Property Owner(s): HC Office Sub 6 LLC; c/o The Daimler Group; 1533 Lakeshore Drive, Suite 100; Columbus, OH 43204; and Target Corporation; 1000 Nicollet Mall; Minneapolis, MN 55440.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov
4. **APPLICATION:** [Z18-008](#)
Location: **5980 NORTH HAMILTON ROAD (43081)**, being 38.49± acres located at the southeast corner of North Hamilton Road and State Route 161 (Portions of 010-295522, 010-285960, & 010-295521; Northland Community Council).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Commercial development.
Applicant(s): Hamilton Crossing LLC; c/o Charlie Fraas, Agent; 250 Civic Center Drive, Suite 500; Columbus, OH 43215.
Property Owner(s): Hamilton Crossing LLC and HC Office Sub 6 LLC; 1533 Lakeshore Drive, Suite 100; Columbus, OH 43204; and Target Corporation; 1000 Nicollet Mall; Minneapolis, MN 55440.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov
5. **APPLICATION:** [Z18-001](#)
Location: **1505 NORTH FOURTH STREET (43201)**, being 0.09± acres located on the west side of North Fourth Street, 150± feet south of East Eleventh Avenue (010-019475; University Area Commission).
Existing Zoning: C-4, Commercial District.
Request: R-4, Residential District.
Proposed Use: Three-unit dwelling.
Applicant(s): Juliet Bullock Architects; 1182 Wyandotte Road; Columbus, OH 43212.
Property Owner(s): Tom Sintic; 3660 Parkway Lane, Suite F; Hilliard, OH 43026.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

6. **APPLICATION:** [Z18-011](#)
Location: **1660 NEIL AVENUE (43201)**, being 0.34± acres located on the east side of Neil Avenue, 66± feet south of West Eleventh Avenue (010-054890, 010-010675, and 010-037357; University Area Commission).
Existing Zoning: C-4, Commercial and L-UCRPD, Limited University-College Research-Park Districts.
Request: UCRPD, University-College Research-Park District.
Proposed Use: University related uses.
Applicant(s): The Ohio State University; c/o Physical Planning and Real Estate; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The State of Ohio; c/o Physical Planning and Real Estate; 2003 Millikin Road; Columbus, OH 43210.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov
7. **APPLICATION:** [Z18-014](#)
Location: **1563 WORTHINGTON STREET (43201)**, being 0.87± acres located on the west side of Worthington Street, between West Ninth Avenue and West Tenth Avenue (010-0028437, 010-038482, and 010-041964; University Area Commission).
Existing Zoning: AR-4, Apartment Residential District.
Request: UCRPD, University-College Research-Park District.
Proposed Use: University related uses.
Applicant(s): The Ohio State University; c/o Physical Planning and Real Estate; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The State of Ohio; c/o Physical Planning and Real Estate; 2003 Millikin Road; Columbus, OH 43210; and Ohio State University Trustees; 1534 North High Street; Columbus, OH 43201.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov
8. **APPLICATION:** [Z18-015](#)
Location: **1580 NEIL AVENUE (43201)**, being 0.27± acres located on the east side of Neil Avenue, 80± feet north of West Ninth Avenue (010-054891 and 010-006684; University Area Commission).
Existing Zoning: AR-4, Apartment Residential District.
Request: UCRPD, University-College Research-Park District.
Proposed Use: University related uses.
Applicant(s): The Ohio State University; c/o Physical Planning and Real Estate; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The State of Ohio FBO OSU; c/o Physical Planning and Real Estate; 2003 Millikin Road; Columbus, OH 43210.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

9. **APPLICATION:** [Z18-016](#)
Location: **1613 HIGHLAND STREET (43201)**, being 0.28± acres located on the west side of Highland Street, 140± feet north of West Tenth Avenue (010-000046 and 010-049877; University Area Commission).
Existing Zoning: AR-4, Apartment Residential and C-4, Commercial Districts.
Request: UCRPD, University-College Research-Park District.
Proposed Use: University related uses.
Applicant(s): The Ohio State University; c/o Physical Planning and Real Estate; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The State of Ohio FBO OSU and The State of Ohio; c/o Physical Planning and Real Estate; 2003 Millikin Road; Columbus, OH 43210.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov
10. **APPLICATION:** [Z18-017](#)
Location: **253 WEST TENTH AVENUE (43201)**, being 0.08± acres located on the south side of West Tenth Avenue, 72± feet east of Neil Avenue (010-003924; University Area Commission).
Existing Zoning: AR-O, Apartment Residential District.
Request: UCRPD, University-College Research-Park District.
Proposed Use: University related uses.
Applicant(s): The Ohio State University; c/o Physical Planning and Real Estate; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): State of Ohio Benefit of Ohio State University; 1534 North High Street; Columbus, OH 43201.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov
11. **APPLICATION:** [Z18-018](#)
Location: **248 WEST NINTH AVENUE (43201)**, being 0.08± acres located on the north side of West Ninth Avenue, 102± feet east of Neil Avenue (010-031888; University Area Commission).
Existing Zoning: AR-4, Apartment Residential District.
Request: UCRPD, University-College Research-Park District.
Proposed Use: University related uses.
Applicant(s): The Ohio State University; c/o Physical Planning and Real Estate; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The State of Ohio FBO OSU; c/o Physical Planning and Real Estate; 2003 Millikin Road; Columbus, OH 43210.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

THE FOLLOWING APPLICATIONS WILL BE HEARD ON THE 7:00 PM AGENDA:

12. **APPLICATION:** [Z18-013](#)
Location: **3871 STELZER ROAD (43219)**, being 12.56± acres located at the southwest corner of Stelzer Road and Alston Street (010-015156; Northeast Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Modify building and parking setbacks.
Applicant(s): Morso Holding Co.; 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
13. **APPLICATION:** [Z18-019](#)
Location: **2136 BETHEL ROAD (43219)**, being 2.41± acres located at the northwest corner of Bethel and Dierker Roads (590-158988; Northwest Civic Association).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Limited commercial uses.
Applicant(s): Graeter's Ice Cream Company; c/o Kevin M. Detroy, Atty.; 255 East Fifth Street, Suite 1900; Cincinnati, OH 45202.
Property Owner(s): ACV Livermore, LLC; 465 First Street West, Second Floor; Sonoma, CA 95476.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
14. **APPLICATION:** [Z18-020](#)
Location: **1700 OLD LEONARD AVENUE (43219)**, being 0.41± acres located at the northeast corner of Old Leonard Avenue and Parkwood Avenue (010-005501 & 4 others; North Central Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: C-3, Commercial District.
Proposed Use: Garage parking/commercial kitchen for food trucks.
Applicant(s): Terry Traster; c/o Chris Vallette, Architect; 72 Mill Street; Gahanna, OH 43230.
Property Owner(s): Economic and Community Development Institute Inc.; 1655 Old Leonard Avenue; Columbus, OH 43219.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

15. **APPLICATION:** [Z17-054](#)
Location: **5300 AVERY ROAD (43016)**, being 21.1± acres located on the east side of Avery Road, 1,900± feet north of Riggins Road (010-220108; Hayden Run Civic Association).
Existing Zoning: L-AR-1, Limited Apartment Residential District.
Request: CPD, Commercial Planned Development and PUD-6, Planned Unit Development Districts.
Proposed Use: Institutional and residential uses.
Applicant(s): Edwards Communities Development Company; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Edwards Avery Road LLC; 495 South High Street, Suite 150; Columbus, OH 43215.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov
16. **APPLICATION:** [Z17-027](#)
Location: **7280 LEHMAN ROAD (43110)**, being 12.39± acres located on the north side of Lehman Road, 760± feet west of Bowman Road (490-169285; Greater South East Area Commission).
Existing Zoning: R, Rural District.
Request: PUD-6, Planned Unit Development District.
Proposed Use: Single-unit residential development.
Applicant(s): Timothy R. Henn; c/o David Ludwig, Agent; 8800 Lyra Drive, Suite 600; Columbus, OH 43240.
Property Owner(s): Larry Grant Lynd; P.O. Box 609; Lithopolis, OH 43136,
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov
17. **APPLICATION:** [Z17-057](#)
Location: **3467 TRABUE ROAD (43204)**, being 5.5± acres located on the south side of Trabue Road, 1,300± feet west of McKinley Avenue (140-000509 and 5 others; West Scioto Area Commission).
Existing Zoning: R, Rural District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Commercial development.
Applicant(s): Preferred Living; c/o David Hodge, Atty.; Underhill & Hodge, LLC; 800 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Dallas Mobile Home Village, Inc., et al.; 3297 McKinley Avenue, Columbus, OH 43204.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

