The Development Commission of the City of Columbus held 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 WERE 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  
   **APPROVAL (6-0)**

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  
   **APPROVAL (6-0)**
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

APPROVAL (6-0)

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

APPROVAL (6-0)

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

APPROVAL (6-0)
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
APPROVAL (6-0)

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
APPROVAL (6-0)
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  
APPROVAL (6-0)

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  
APPROVAL (6-0)

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  
APPROVAL (6-0)
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; jmaret@columbus.gov  
**APPROVAL (6-0)**  

THE FOLLOWING APPLICATIONS WERE 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  
**APPROVAL (6-0)**  

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  
**APPROVAL (6-0)**
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  
**APPROVAL (6-0)**

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  
**APPROVAL (6-0)**

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, Shannon Pine; 614-645-2208; spine@columbus.gov  
**APPROVAL (6-0)**
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

APPROVAL (6-0)