

**AGENDA
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 14, 2018**

The Development Commission of the City of Columbus will hold a public hearing on the following applications on **Thursday, June 14, 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:** [Z18-025](#)
Location: **5586 RIVERSIDE DRIVE (43017)**, being 20.25± acres located on the east side of Riverside Drive, 1,250± south of Cranston Drive (212-000423; Northwest Civic Association).
Existing Zoning: R, Rural District (Annexation Pending).
Request: PUD-6, Planned Unit Development District.
Proposed Use: 81 single-unit dwellings.
Applicant(s): Epcon Communities, Inc.; c/o Michael Shannon, Atty.; Underhill & Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): The Applicant.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov
- 2. APPLICATION:** [Z18-029](#)
Location: **5089 TRABUE ROAD (43228)**, being 1.48± acres located 1,820± feet south of Trabue Road along I-70 West (570-298034).
Existing Zoning: R, Rural District.
Request: M-2, Manufacturing District.
Proposed Use: Parking to serve adjacent industrial uses.
Applicant(s): BT OH LLC; c/o Thaddeus M. Boggs; 10 West Broad Street, Suite 2300; Columbus, OH 43215.
Property Owner(s): Same as applicant.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov
- 3. APPLICATION:** [Z18-021](#)
Location: **1187 OAK STREET (43205)**, being 0.43± acres located on the south side of Oak Street, 63.2± east of Champion Avenue (010-003430 & 3 others; Near East Area Commission).
Existing Zoning: ARLD, Apartment Residential District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Mixed-use commercial development.
Applicant(s): Juliet Bullock, Architect; 1182 Wyandot Road; Columbus, OH 43212.
Property Owner(s): West on Main LLC; 139 East Main Street; Columbus, OH 43215.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

4. **APPLICATION:** [Z18-027](#)
Location: **1774 EAST MAIN STREET (43205)**, being 2.17± acres located at the northeast corner of East Main Street and Fairwood Avenue (010-016635; Near East Area Commission).
Existing Zoning: C-4, Commercial and L-P-1, Limited Parking Districts.
Proposed Use: Senior housing with commercial development.
Applicant(s): The WODA Group, Inc., 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): Fairwood Commons Limited Partnership; c/o David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov
5. **APPLICATION:** [Z18-022](#)
Location: **2750 LOCKBOURNE ROAD (43207)**, being 1.46± acres located at the northeast corner of Lockbourne Road and Faber Avenue (010-000242; Far South Columbus Area Commission).
Existing Zoning: R-2, Residential District.
Request: C-3, Commercial District.
Proposed Use: Commercial retail.
Applicant(s): Mark Bush (Capital Growth Buchalter); c/o Travis Munn; 2800 South 11th Street; Kalamazoo, MI 49009.
Property Owner(s): Eduardo Mustafa; 5842 Belltowne Boulevard, #2B; Columbus, OH 43213.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov
6. **APPLICATION:** [Z18-023](#)
Location: **5865 SOUTH HIGH STREET (43207)**, being 5.46± acres located on the west side of South High Street, 2,160± feet north of Cottage Street (part of 510-291662; Far South Columbus Area Commission).
Existing Zoning: AR-O, Apartment Residential-Office District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Fuel sales with convenience retail.
Applicant(s): Certified Oil Company; 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): PFK Company II, LLC and Tamarack Enterprises II, L.P.; c/o Allen L. Handlan, Esq.; 65 East State Street, 18th Floor; Columbus, OH 43215.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

7. **APPLICATION:** [Z18-009](#)
Location: **819 CLEVELAND AVENUE (43201)**, being 5.36± acres located at the southwest corner of Cleveland and Reynolds Avenue (010-000752 & 5 others; Milo-Grogan Area Commission).
Existing Zoning: M, Manufacturing District.
Request: L-AR-2, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Avenue Partners; 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): EBJ, 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.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
8. **APPLICATION:** [Z18-006](#) **TABLING REQUESTED**
Location: **2125 ACKLEY PLACE (43219)**, being 41.2± acres located at the intersection of Ackley Place and Cassady Avenue (010-258021 and 8 others; Northeast Area Commission).
Existing Zoning: R, Rural District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Commercial development.
Applicant(s): Wallace F. Ackley Co. for Cassady-Sunbury Limited Partnership; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Only Just LLC et al; 2125 Ackley Place; Columbus, OH 43219.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov
9. **APPLICATION:** [Z18-028](#)
Location: **1296 MORSE ROAD (43229)**, being 1.22± acres located on the north side of Morse Road, 700± feet east of Maize Road (010-123466; Northland Community Council).
Existing Zoning: C-4, Commercial District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Car wash.
Applicant(s): Moo Moo Car Wash; 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): Reese & Company, LLC et. al.; c/o Alicia E. Zambelli, Esq.; Two Miranova Place, #700; Columbus, OH 43215.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

10. **APPLICATION:** [Z18-024](#)
Location: **2800 SULLIVANT AVENUE (43205)**, being 0.93± acres located at the northwest corner of Sullivant Avenue and Hague Avenue (010-027061; Greater Hilltop Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Fuel sales with convenience retail.
Applicant(s): Energy Management LLC; c/o Jackson B. Reynolds III, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Premier Commercial Properties #2 LLC; 7002 Ballantrae Loop; Dublin, OH 43016.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

POLICY AGENDA IMMEDIATELY FOLLOWING THE ZONING AGENDA:

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CALL TO ORDER

NEW BUSINESS

Presentation, Discussion, and Action

- 1) Establish Columbus Citywide Planning Policies as the basis for future land use planning in the City of Columbus.

Jackie Yeoman, Planning Manager, 614-645-0663, jeyeoman@columbus.gov

For more information: www.columbus.gov/planning/C2P2

- 2) Early adoption of Columbus Citywide Planning Policies – Design Guidelines in areas of support and areas that lack an adopted plan, review board or commission

Jackie Yeoman, Planning Manager, 614-645-0663, jeyeoman@columbus.gov

For more information: www.columbus.gov/planning/C2P2

- 3) Complete adoption of Columbus Citywide Planning Policies in the Greater South East, Far East and South Linden areas

Jackie Yeoman, Planning Manager, 614-645-0663, jeyeoman@columbus.gov

For more information: www.columbus.gov/planning/sefe and www.columbus.gov/planning/Linden/

ADJOURNMENT

