

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

The Development Commission of the City of Columbus held 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 **2<sup>ND</sup> 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:** [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](mailto:krpriebe@columbus.gov)  
**APPROVAL (4-0)**
  
- 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](mailto:mjmaret@columbus.gov)  
**APPROVAL (4-0)**

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](mailto:spine@columbus.gov)

**APPROVAL (4-0)**

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.  
**Request:** AR-1, Apartment Residential District.  
**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](mailto:mjmaret@columbus.gov)

**APPROVAL (4-0)**

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 11<sup>th</sup> 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](mailto:mjmaret@columbus.gov)

**TABLED BY DC (4-0)**

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, 1<sup>st</sup> Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2<sup>nd</sup> 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, 18<sup>th</sup> Floor; Columbus, OH 43215.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)  
**APPROVAL (4-0)**

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](mailto:tedietrich@columbus.gov)  
**APPROVAL (4-0)**

8. **APPLICATION:** [Z18-006](#)  
**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](mailto:mjmaret@columbus.gov)  
**TABLED BY DC (4-0)**

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, 1<sup>st</sup> Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2<sup>nd</sup> 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](mailto:krpriebe@columbus.gov)  
**APPROVAL (4-0)**

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](mailto:mjmaret@columbus.gov)  
**APPROVAL (4-0)**

**POLICY AGENDA IMMEDIATELY FOLLOWING THE ZONING AGENDA:**

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

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](http://www.columbus.gov/planning/C2P2)

**APPROVAL (4-0)**

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](http://www.columbus.gov/planning/C2P2)

**APPROVAL (4-0)**

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](http://www.columbus.gov/planning/sefe) and [www.columbus.gov/planning/Linden/](http://www.columbus.gov/planning/Linden/)

**APPROVAL (4-0)**

ADJOURNMENT

