AGENDA
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 13, 2018

The Development Commission of the City of Columbus will hold a public hearing on the following applications on Thursday, September 13, 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: Z18-037
   Location: 2388 ROKEBY STREET (43232), being 17.49 ± acres located at the terminus of Eastland Commerce Center Drive, 940± feet south of Groves Road (010-242999 and/or portions of 3 others; Greater South East Area Commission).
   Existing Zoning: L-M, Limited Manufacturing District.
   Request: M-2, Manufacturing District.
   Proposed Use: Manufacturing uses and storage of truck trailers.
   Applicant(s): Marshall Acquisitions, LLC; c/o Donald T. Plank, Atty.; Plank Law Firm; 411 East Town Street, Second Floor; Columbus, OH 43215.
   Property Owner(s): Gurgun Muharrem and 3 others; 4706 Sibel Drive; Powell, OH 43065.
   Planner: Michael Maret; 614-645-2749; mjmare@columbus.gov

2. APPLICATION: Z18-040
   Location: 5240 WALCUTT COURT (43228), being 22.78± acres located at the terminus of Walcutt Court, 750± feet west of Walcutt Road (570-210824 and 245-287914).
   Existing Zoning: R, Rural District and L-M-2, Limited Manufacturing District.
   Request: L-M, Limited Manufacturing District.
   Proposed Use: Less objectionable manufacturing uses.
   Applicant(s): Marous Brothers Construction; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, First Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, Second Floor; Columbus, OH 43215.
   Property Owner(s): OMCO Building, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, First Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, Second Floor; Columbus, OH 43215.
   Planner: Michael Maret; 614-645-2749; mjmare@columbus.gov
3. **APPLICATION:** Z18-034  
**Location:** 5020 GENDER ROAD (43216), being 3.37± acres located at the southeast intersection of Gender Road and Chelsea Glen Drive (010-277700; Greater South East Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development and PUD-8, Planned Unit Development Districts.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Mixed-use development.  
**Applicant(s):** GBS Gender LLC, c/o Sean Mentel; 100 South Fourth Street, Suite 100; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

4. **APPLICATION:** Z18-038  
**Location:** 3898 ALUM CREEK DRIVE (43207), being 2.67± acres located at the northeast corner of Alum Creek Drive and Williams Road (530-162084; Far South Columbus Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District and C-4, Commercial District  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Expansion of existing fuels facility.  
**Applicant(s):** Thorntons, Inc.; c/o Aaron L. Underhill, Atty.; Underhill & Hodge, LLC; 8000 Walton Parkway, Suite 260; Columbus, OH 43054.  
**Property Owner(s):** Kevin G. Bennington, Tr.; P.O. Box 357; Williamsport, OH 43164.  
**Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

5. **APPLICATION:** Z18-005  
**Location:** 7488 LEE ROAD (43081), being 81.9± acres located on the west side of Lee Road, 1,260± feet south of East Walnut Street (221-000012 and 3 others; Rocky Fork-Blacklick Accord).  
**Existing Zoning:** R, Rural District (Annexation Pending).  
**Request:** PUD-4, Planned Unit Development District.  
**Proposed Use:** Single-unit residential subdivision.  
**Applicant(s):** M/I Homes of Central Ohio LLC; c/o David Hodge, Atty.; Underhill & Hodge, LLC; 800 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** Phillip J. Gardner, Tr., et al.; 8585 Cheshire Road; Sunbury, OH 43074.  
**Planner:** Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov
6. **APPLICATION:** Z18-039  
**Location:** 5570 RIVERSIDE DRIVE (43017), being 14.71± acres located on the east side of Riverside Drive, 2,140± feet north of West Case Road (212-000181 and 6 others; Northwest Civic Association).  
**Existing Zoning:** R, Rural District (Annexation Pending).  
**Request:** PUD-4, Planned Unit Development District.  
**Proposed Use:** Single-unit residential development.  
**Applicant(s):** Romanelli and Hughes Building Company; c/o Matthew Cull, Atty., Kephart Fisher LLC; 207 North Fourth Street; Columbus, OH 43215.  
**Property Owner(s):** David G. Burns and Donald J. and Mary P. DuRivage; 5570 Riverside Drive; Dublin, OH 43017.  
**Planner:** Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov