The Development Commission of the City of Columbus HELED a public hearing on the following policy items and zoning applications on Thursday, October 11, 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.

POLICY MEETING:

CALL TO ORDER

NEW BUSINESS

Presentation, Discussion, and Action

1. Medical Marijuana Dispensaries - Special Permit Requirement APPROVAL (5-0)
2. Firearms - Home Occupation Sales Prohibition in Residential Zoning Districts APPROVAL (5-0)

Paul Freedman, Planning Manager; 614-645-0704; pmfreedman@columbus.gov

ADJOURNMENT of POLICY MEETING

THE FOLLOWING APPLICATIONS WERE HEARD IMMEDIATELY AFTER THE POLICY AGENDA:

1. APPLICATION: Z18-026
   Location: 1030 ALUM CREEK DRIVE (43209), being 3.47± acres located on the east side of Alum Creek Drive, 350 feet south of East Livingston Avenue (010-016649; Livingston Avenue Area Commission).
   Existing Zoning: L-M, Limited Manufacturing District.
   Request: L-M, Limited Manufacturing District.
   Proposed Use: Self-storage facility with accessory truck rental.
   Applicant(s): U-Haul Company of Ohio, Inc.; c/o Dave Perry, Agent; David Perry Company; 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): WCOL, LLC; c/o Dave Perry, Agent; David Perry Company; 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: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
   APPROVAL (5-0)
2. 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

POSTPONED

3. APPLICATION: Z18-057  
Location: 3700 PARSONS AVENUE (43207), being 0.43± acres located at the northwest corner of Parsons Avenue and Barcher Road (010-111440; Far South Columbus Area Commission).
Existing Zoning: C-2, Commercial District.
Request: C-1, Commercial District.
Proposed Use: Neighborhood-scale commercial uses.
Applicant(s): 3700 Parsons, LLC c/o Laura MacGregor Comek, Atty. 501 South High Street, Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Lisa Russell; 614-645-6975; llrussell@columbus.gov

APPROVAL (5-0)

4. APPLICATION: Z14-060 (ACCELA # 14335-00000-00929)  
Location: 2497 BANCROFT STREET (43211), being 0.52± acres located at the southwest corner of Bancroft Street and Genessee Avenue (010-070911 and 010-070909; Northeast Area Commission).
Existing Zoning: L-M, Limited Manufacturing District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Add additional use to limitation text.
Applicant(s): Donald J. Compton & Anna B. Compton, Trustees; Jeffrey L. Brown, Atty.; Smith & Hale LLC; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine, 614-645-2208, spine@columbus.gov

TABLED (5-0)
5. **APPLICATION: Z18-035**  
**Location:** 341 EAST BARTHMAN AVENUE (43207), being 0.39± acres located at the southwest corner of East Barthman and South Washington Avenues (010-053994 and 010-037698; Columbus Southside Area Commission).  
**Existing Zoning:** R-3, Residential District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Mixed use development  
**Applicant(s):** ZG Barthman LLC; c/o Sean Mentel; 100 South Fourth Street, Suite 100; Columbus, OH 43215.  
**Property Owner(s):** Same as applicant.  
**Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)  
**APPROVAL (5-0)**

6. **APPLICATION: Z18-048**  
**Location:** 5721 CHERRY BOTTOM ROAD (43230), being 13.3± acres located on the west side of Cherry Bottom Road, 25± feet south of Clancy Court (111-298102 and 4 others; Northland Community Council).  
**Existing Zoning:** R, Rural District.  
**Request:** AR-1, Apartment Residential District.  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Oxford Circle LLC; c/o David Hodge, Atty.; Underhill & Hodge LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** BZ Management Partners, et al.; 4444 Llewellyn Road; Columbus, OH 43230.  
**Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)  
**TABLED (5-0)**

7. **APPLICATION: Z17-033**  
**Location:** 4970 SUNBURY ROAD (43230), being 22.58± acres located on the east side of Sunbury Road, 1,100± feet north of Morse Road (portions of 600-221810 & 600-233419; Northland Community Council).  
**Existing Zoning:** L-R, Limited Rural District and L-C-3, and L-C-4, Limited Commercial districts.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Hotel  
**Applicant(s):** Key Hotel & Property Management, LLC; c/o Sean Mentel, Atty.; 100 South Fourth Street, Suite 100; Columbus, OH 43215.  
**Property Owner(s):** SRI Easton Square LLC; 250 Civic Center Drive #500; Columbus, OH 43215.  
**Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)  
**TABLED (5-0)**
8. APPLICATION:  **Z18-044**
Location:  6069 ASTOR AVENUE (43232), being 1.9± acres located on the north and south sides of Astor Avenue, 215± feet west of Brice Road (550-156021 and 6 others; Far East Area Commission).

   Existing Zoning:  R-1, Residential District.
   Request:  R-2F, Residential District.
   Proposed Use:  Two-unit dwellings.
   Applicant(s):  Greg Chalfant; 5801 East Livingston Avenue; Columbus, OH 43232.
   Property Owner(s):  The Applicant.
   Planner:  Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

DISAPPROVAL (1-4)

9. APPLICATION:  **Z18-047**
Location:  4464 PROFESSIONAL PARKWAY (43125), being 10.53± acres located on the north side of Professional Parkway, 860± feet east of Hamilton Square Boulevard, (010-215435 and 010-243274; Greater South East Area Commission).

   Existing Zoning:  L-C-2, Limited Commercial District.
   Request:  PUD-6, Planned Unit Development District.
   Proposed Use:  Multi-unit residential development.
   Applicant(s):  M Five LP; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
   Property Owner(s):  The Applicant.
   Planner:  Shannon Pine; 614-645-2208; spine@columbus.gov

TABLED (5-0)