

**AGENDA RESULTS  
DEVELOPMENT COMMISSION  
POLICY AND ZONING MEETINGS  
CITY OF COLUMBUS, OHIO  
OCTOBER 11, 2018**

The Development Commission of the City of Columbus **HELD** 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 **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.

**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](mailto: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](mailto: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](mailto: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; [lrussell@columbus.gov](mailto:lrussell@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](mailto: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](mailto: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](mailto:spine@columbus.gov)

**TABLED (5-0)**



111 North Front Street – Columbus OH 43215 – 614-645-7433 – [bzs.columbus.gov](http://bzs.columbus.gov)

Director’s Office	(614) 645-7776	Research/Records Center	(614) 645-6082
Building Plan Review	(614) 645-7562	Zoning Clearance	(614) 645-8637
Customer Service Center	(614) 645-6090	Zoning Public Hearings	(614) 645-4522
Engineering Plan Review	(614) 645-0032	Zoning Confirmation Letters	(614) 645-8637