

**AGENDA  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JANUARY 10, 2019**

The Development Commission of the City of Columbus will hold a public hearing on the following applications on **Thursday, January 10, 2019**, 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 WILL BE HEARD ON THE 6:00 PM AGENDA:**

- 1. APPLICATION:** [Z18-067](#)  
**Location:** **775 WEST BROAD STREET (43222)**, being 0.2± acres located at the southeast corner of West Broad Street and Davis Avenue (010-009985, 010-051717, and part of 010-000814; Franklinton Area Commission).  
**Existing Zoning:** AR-1, Apartment District and C-4, Commercial District.  
**Request:** C-3, Commercial District (H-35).  
**Proposed Use:** Accessory commercial development.  
**Applicant(s):** Katie Robinson; 750 Mount Carmel Mall; Suite 305, Columbus, OH 43222.  
**Property Owner(s):** Fortuity Holding, LLC; 750 Mount Carmel Mall, Suite 305; Columbus, OH 43222.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)
  
- 2. APPLICATION:** [Z18-068](#)  
**Location:** **3341 EAST LIVINGSTON AVENUE (43227)**, being 2.57± acres located on the south side of East Livingston Avenue, 192± feet east of Barnett Road (010-179784; Mideast Area Community Collaborative).  
**Existing Zoning:** C-2, Commercial District.  
**Request:** AR-2, Apartment Residential District (H-60).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** National Church Residences; c/o Matthew Bierlein, Agent; 2335 North Bank Drive; Columbus, OH 43220.  
**Property Owner(s):** Heritage Day Health Centers; 2335 North Bank Drive; Columbus, OH 43220.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

3. **APPLICATION:** [Z18-072](#)  
**Location:** **1000 EAST DUBLIN-GRANVILLE ROAD (43229)**, being 9.55± acres located on the northeast corner of East Dublin-Granville Road and Boardwalk Street (010-129679; Northland Community Council).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** L-M, Limited Manufacturing District and CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Self-storage and commercial uses.  
**Applicant(s):** RCG Ventures, 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.  
**Property Owner(s):** Simmerwood Associates; 560 Epsilon Drive; Pittsburgh, PA 15238.  
**Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)
4. **APPLICATION:** [Z18-061](#)  
**Location:** **4522 KENNY ROAD (43220)**, being 5.4± acres located on the east side of Kenny Road, 214± feet south of West Henderson Road (010-129871 and 5 others; Northwest Civic Association).  
**Existing Zoning:** CPD, Commercial Planned Development, and C-4, and C-2, Commercial Districts.  
**Request:** AR-2, Apartment Residential District (H-60).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Preferred Living Acquisitions LLC; c/o David Hodge, Atty.; Underhill & Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** 4522 Kenny Road LLC, et al; 6827 North High Street, Suite 234; Worthington, OH 43085.  
**Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)
5. **APPLICATION:** [Z18-063](#)  
**Location:** **4053 WEST BROAD STREET (43228)**, being 6.42± acres located at the southeast corner of West Broad Street and Georgesville Road (570-285103; Greater Hilltop Area Commission).  
**Existing Zoning:** L-C-4, Limited Commercial District.  
**Request:** CPD, Commercial Planned Developed District (H-60).  
**Proposed Use:** Fuel sales and other commercial development.  
**Applicant(s):** BSTP Midwest, LLC; c/o Connie J. Klema, Atty.; P.O. Box 991; Pataskala, OH 43062.  
**Property Owner(s):** Harding Hospitality, LLC; 8229 Sanctuary Drive; Columbus, OH 43235.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

6. **APPLICATION:** [Z18-066](#)  
**Location:** **2323 PERFORMANCE WAY (43207)**, being 14.69± acres located on the south side of Performance Way, 2,525± feet west of Alum Creek Drive (010-102565; Far South Area Commission).  
**Existing Zoning:** RRR, Restricted Rural Residential District, M-1, Manufacturing District, and L-M, Limited Manufacturing District.  
**Request:** M-2, Manufacturing District (H-35).  
**Proposed Use:** Heavy equipment sales/service facility.  
**Applicant(s):** Jon St. Julian; c/o Brent D. Rosenthal, Atty.; 366 East Broad Street; Columbus, OH 43215.  
**Property Owner(s):** CEC Real Estate Performance LLC; 2323 Performance Way; Columbus, OH 43207.  
**Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)
7. **APPLICATION:** [Z18-070](#)  
**Location:** **6514 HAYDEN RUN ROAD (43206)**, being 3.4± acres located east side of Hayden Run Road, 230± feet south of Hayden Run Boulevard (010-289814; Hayden Run Civic Association).  
**Existing Zoning:** R, Rural District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Commercial development.  
**Applicant(s):** Hayden Development LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Steet, Suite #460; Columbus, OH 43215.  
**Property Owner(s):** Ronald Wallace; 6488 Hayden Run Road; Hilliard, OH 43026.  
**Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)



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