The Development Commission of the City of Columbus held 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 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 WERE 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

**APPROVAL (6-0)**

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; C-2, Commercial District (H-60).  
   **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

**TABLED (6-0)**
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; mjmare@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; mjmare@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 Development 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

APPROVAL (5-1)

APPROVAL (5-1)

APPROVAL (4-2)
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

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

APPROVAL (6-0)