AGENDA RESULTS
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 14, 2019

The Development Commission of the City of Columbus held a public hearing on the following applications on Thursday, February 14, 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: Z18-084
   Location: 6932 SHOOK ROAD (43137), being 14.77± acres located on the east side of Shook Road, 190± feet north of Rickenbacker Parkway West (Parts of 512-234384 & 512-232660; Far South Columbus Area Commission).
   Existing Zoning: R, Rural District.
   Request: L-M, Limited Manufacturing District (H-35).
   Proposed Use: Industrial use.
   Applicant(s): Crawford Hoying Development Partners; c/o Nelson Yoder; 6640 Riverside Drive, Suite 500; Dublin, OH 43017.
   Property Owner(s): Gordo LLC; c/o Brent Crawford; 6640 Riverside Drive, Suite 500; Dublin, OH 43017.
   Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

   APPROVAL (5-0)

   *CONDITION: Applicant must go to the Area Commission to receive a recommendation. If the proposal receives a recommendation of disapproval from the Area Commission, Z18-084 must go back to the Development Commission for reconsideration.

2. APPLICATION: Z18-076
   Location: 6850 SAWMILL ROAD (43235), being 0.94± acres located on the east side of Sawmill Road, 68± feet south of I-270 (590-200801; Far Northwest Coalition).
   Existing Zoning: L-C-4, Limited Commercial District.
   Request: L-M, Limited Manufacturing District (H-35).
   Proposed Use: Pet daycare, grooming, and kennel (outdoor runs).
   Applicant(s): Pet Palace; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
   Property Owner(s): Ohio Automobile Club; 90 East Wilson Bridge Road; Worthington, OH 43085.
   Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

   APPROVAL (5-0)
3. **APPLICATION:** Z18-077  
**Location:** 745 NORTH WAGGONER ROAD (43004), being 17.21± acres located at the southwest corner of North Waggoner Road and Wengert Road (515-257296; Far East Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Developed District.  
**Request:** CPD, Commercial Planned Developed District (H-60).  
**Proposed Use:** Update to development standards.  
**Applicant(s):** Eastpointe Christian Church; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov  

**APPROVAL (5-0)**

4. **APPLICATION:** Z18-039  
**Location:** 5570 RIVERSIDE DRIVE (43017), being 17.43± acres located on the east side of Riverside Drive, 2,140± feet north of West Case Road (218-298548 and 7 others; Northwest Civic Association).  
**Existing Zoning:** R, Rural District (Annexation Pending).  
**Request:** PUD-4, Planned Unit Development District (H-35).  
**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):** The Applicant.  
**Planner:** Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov  

**TABLED BY DC (5-0)**

5. **APPLICATION:** Z18-078  
**Location:** 6440 EAST BROAD STREET (43213), being 2.5± acres located at the northeast corner of East Broad Street and Outerbelt Street (520-214704 & 520-143645; Far East Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Developed District.  
**Request:** CPD, Commercial Planned Developed District (H-60).  
**Proposed Use:** Hotel and commercial development.  
**Applicant(s):** Indus Hotels; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** Deborah L. Shub Trust, et al; 2296 East Broad Street; Columbus, OH 43209.  
**Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov  

**APPROVAL (5-0)**
6. **APPLICATION:** Z17-043  
**Location:** 3100 EASTON SQUARE PLACE (43219), being 15.45± acres located at the northwest corner of Easton Square Place and Stelzer Road, (010-282381, 010-146541 & 010-146650; Northeast Area Commission).  
**Existing Zoning:** R-1, Residential District & CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District (H-110).  
**Proposed Use:** Additional parking for office building.  
**Applicant(s):** NRFC Easton Holdings, LLC c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** NRFC Easton Holdings, LLC, et al; 433 East Las Colinas Boulevard; Irving, TX 75039.  
**Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov  
**APPROVAL (5-0)**  
*CONDITION:* Applicant will install yard drains along north side of mound to mitigate storm water impact on adjacent property owners.

7. **APPLICATION:** Z18-062  
**Location:** 5085 REED ROAD (43220), being 8.39± acres located on the west side of Reed Road, 616± feet south of Bethel Road (010-138822, 010-165167, 010-122538; Northwest Civic Association).  
**Existing Zoning:** C-2, Commercial District.  
**Request:** AR-O, Apartment Office District (H-60).  
**Proposed Use:** Office and multi-unit residential development.  
**Applicant(s):** Preferred Living; c/o David Hodge, Atty.; Underhill & Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** Burgess & Niple, Inc.; 5085 Reed Road; Columbus, OH 43220.  
**Planner:** Kelsey Priebe; 614-645-1341; kpriebe@columbus.gov  

8. **APPLICATION:** Z18-041  
**Location:** 2445 BILLINGSLEY ROAD (43235), being 9.8± acres located on the south side of Billingsley Road, 2,780± feet east of Sawmill Road (590-144972 and 590-144973; Far Northwest Coalition).  
**Existing Zoning:** L-C-4, Limited Commercial District.  
**Request:** L-C-4, Limited Commercial District (H-60).  
**Proposed Use:** Modify parking setback.  
**Applicant(s):** 1948 Holdings, LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** Bob Boyd Company, et. al.; 2445 Billingsley Road; Columbus, OH 43235.  
**Planner:** Shannon Pine; 614-645-2208; spine@columbus.gov  
**APPROVAL (4-0-1)**
9. APPLICATION: Z18-052
Location: 818 EAST LONG STREET (43205), being 2.08± acres located at the northeast corner of East Long Street and Garfield Avenue (010-014545 and 5 others; Near East Area Commission).
Request: CPD, Commercial Planned Development District (H-200).
Proposed Use: Mixed-use development.
Applicant(s): Kingsley + Co.; c/o Sean Mentel, Atty.; 100 South Fourth Street, Suite 100; Columbus, OH 43215.
Property Owner(s): Columbus Holding Group LLC; 1393 East Broad Street; Columbus, OH 43205.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

APPROVAL (4-0-1)