

**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)



111 North Front Street – Columbus OH 43215 – 614-645-7433 – 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

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, 646± 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; krpriebe@columbus.gov

Tabling Requested

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)



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 Customer Service Center
 Engineering Plan Review

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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).
Existing Zoning: R-2F, Residential and AR-O, Apartment Office districts.
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)



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