

**AGENDA  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 14, 2019**

The Development Commission of the City of Columbus will hold a public hearing on the following applications on **Thursday, March 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 **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:** [Z18-085](#)  
**Location:** **5595 RENNER ROAD (43228)**, being 2.47± acres located on the southeast corner of Renner Road and St. James Lutheran Lane (560-154593 and 5 others; Far West Side Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development & R-1, Residential Districts.  
**Request:** CPD, Commercial Planned Development (H-60 & H-35).  
**Proposed Use:** Commercial development.  
**Applicant(s):** Alisha Hotel, 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):** Same as applicant.  
**Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)
- 2. APPLICATION:** [Z19-012](#)  
**Location:** **1450 BROADVIEW AVENUE (43212)**, being 0.9± acres located at the southwest corner of Broadview Avenue and Ida Avenue (010-063155; Fifth by Northwest Area Commission).  
**Existing Zoning:** R-4, Residential District.  
**Request:** AR-3, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Avenue Partners; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1<sup>st</sup> Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2<sup>nd</sup> Floor; Columbus, OH 43215.  
**Property Owner(s):** Glen A. Robbins; 939 South High Street; Columbus, OH 43206.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

3. **APPLICATION:** [Z18-073](#)  
**Location:** **2695 HOLT ROAD (43123)**, being 43.49± acres located on the west side of Holt Road, 465± feet north of Big Run South Road (010-255271; Westland Area Commission).  
**Existing Zoning:** L-AR-12, Limited Apartment Residential District and CPD, Commercial Planned Development District.  
**Request:** I, Institutional District (H-35).  
**Proposed Use:** Schools.  
**Applicant(s):** Mark Waller; c/o Scott Surovjak, Atty.; 250 West Street, Suite 700; Columbus, OH 4215.  
**Property Owner(s):** South-Western City Schools; c/o Mark Waller; 3805 Marlane Drive; Grove City, OH 43123.  
**Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)
4. **APPLICATION:** [Z19-004](#)  
**Location:** **1545 WALCUTT ROAD (43228)**, being 0.39± acres located on the west side of Walcutt Road, 225± feet north of Trabue Road (560-154698; Far West Side Area Commission).  
**Existing Zoning:** R-1, Residential District.  
**Request:** M, Manufacturing District (H-35).  
**Proposed Use:** Automotive maintenance and repair.  
**Applicant(s):** Kathleen R. MacDonald; 177 Chasely Circle; Powell, OH 43065.  
**Property Owner(s):** Same as applicant.  
**Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)
5. **APPLICATION:** [Z18-081](#)  
**Location:** **8500 NORTH HIGH STREET (43035)**, being 1.19± acres located at the northeast corner of North High Street and Lazelle Road (31834301007000; Far North Columbus Communities Coalition).  
**Existing Zoning:** CPD, Commercial Planned Developed District.  
**Request:** CPD, Commercial Planned Developed District (H-35).  
**Proposed Use:** Fuel station and convenience store.  
**Applicant(s):** Richard M. Turner, Agent; Diamond Z Engineering; 5670 State Road; Cleveland, OH 44134.  
**Property Owner(s):** True North Energy, LLC, et al; 10346 Brecksville Road; Brecksville, OH 44141.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

6. **APPLICATION:** [Z18-042](#)  
**Location:** **4996 RIGGINS ROAD (43026)**, being 4.73± acres located on the north side of Riggins Road, 146± feet west of Amber Lane (part of 010-265649; Hayden Run Civic Association).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** L-M, Limited Manufacturing District (H-35).  
**Proposed Use:** Self-storage facility.  
**Applicant(s):** Cardinal Self Storage LLC; c/o Jill S. Tangeman, Atty.; 1301 Dublin Road, Suite 200; Columbus, OH 43215.  
**Property Owner(s):** White Family Farm Ltd.; 17200 Waldo Road; Marysville, OH 43020.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)
7. **APPLICATION:** [Z18-083](#)  
**Location:** **1300 BRIGGS CENTER DRIVE (43223)**, being 5.82± acres located at the terminus of Briggs Center Drive (part of 010-212858; Southwest Area Commission).  
**Existing Zoning:** L-M, Limited Manufacturing District.  
**Request:** L-M, Limited Manufacturing District (H-35).  
**Proposed Use:** Update development standards and site plan.  
**Applicant(s):** 3C Body Shop; c/o Jackson B. Reynolds, III, Atty.; 37 West Broad Street, Suite 460; Cleveland, OH 43215.  
**Property Owner(s):** 3C Body Shop; 2300 Briggs Road; Columbus, OH 43223.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)
8. **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](mailto:krpriebe@columbus.gov)

Tabling Requested

9. **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)

**THE FOLLOWING APPLICATIONS WILL BE HEARD ON THE 6:30 PM AGENDA:**

10. **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; [mjmaretc@columbus.gov](mailto:mjmaretc@columbus.gov)
11. **APPLICATION:** [Z18-080](#)  
**Location:** **7230 EAST BROAD STREET (43213)**, being 8.8± acres located on the north side of East Broad Street, 750± feet east of Reynoldsburg-New Albany Road (010-218968; Far East Area Commission).  
**Existing Zoning:** R, Rural District.  
**Request:** L-AR-1, Limited Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Metro Development LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** Mario Giacomo et. al.; 7230 East Broad Street; Columbus, OH 43213.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

- 12. 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](mailto:krpriebe@columbus.gov)
- 13. 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](mailto:krpriebe@columbus.gov)

Tabling Requested

**THE FOLLOWING APPLICATIONS WILL BE HEARD ON THE 7:00 PM AGENDA:**

- 14. APPLICATION:** [Z18-079](#)  
**Location:** **1600 OAK STREET (43205)**, being 4.62± acres located at the northeast and southeast corners of Oak Street and Kelton Avenue (010-066585 and 010-138164; Near East Area Commission).  
**Existing Zoning:** I, Institutional District and R-3, Residential District.  
**Request:** CPD, Commercial Planned Development District and AR-3, Apartment Residential District (H-60).  
**Proposed Use:** Mixed-use development.  
**Applicant(s):** Trolley Barn LLC; c/o David Hodge, Atty.; Underhill & Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** Trolley Barn LLC, and City Heritage LLC; 1400 Dublin Road; Columbus, OH 43215.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

15. **APPLICATION:** [Z18-058](#)
- Location:** **1980 ALTON DARBY CREEK ROAD (43016)**, being 369.2± acres located at the northeast corner of Alton Darby Road and Renner Road, and at the northwest corner of Alton Darby Road and Cole Road (200-000117 plus six others; Big Darby Accord Panel and Far West Side Area Commission).
- Existing Zoning:** R, Rural District (annexation pending).
- Request:** PUD-4, Planned Unit Development District (H-35).
- Proposed Use:** Mixed residential development.
- Applicant(s):** Pulte Homes of Ohio LLC and Harmony Development Group, LLC; c/o Thomas L. Hart, Atty.; Two Miranova Place, Suite 700; Columbus, OH 43215.
- Property Owner(s):** Alice Realty Inc., et al; 4472 Masters Drive; Columbus, OH 43220.
- Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@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