

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

The Development Commission of the City of Columbus held 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 **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:** **Z18-085**
 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

APPROVAL (4-0)

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, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd 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

APPROVAL (4-0)

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

APPROVAL (4-0)

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

APPROVAL (4-0)

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

APPROVAL (4-0)

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

APPROVAL (3-0-1)

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

APPROVAL (4-0)

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

TABLED BY DC (4-0)

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

APPROVAL (4-0)

THE FOLLOWING APPLICATIONS WERE 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; mjmaret@columbus.gov

APPROVAL (4-0)

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

APPROVAL (4-0)

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

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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

TABLED BY DC (4-0)

THE FOLLOWING APPLICATIONS WERE 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

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- 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

TABLED BY DC (4-0)



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