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; mjmare@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; kpriebe@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; mjmarett@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; mjmarett@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 Hoyoing 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; mjmare@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  
**TABLED BY DC (4-0)**

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  
**TABLED BY DC (4-0)**
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)