

**AGENDA
DEVELOPMENT COMMISSION
POLICY AND ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 11, 2019**

The Development Commission of the City of Columbus held a public hearing on the following applications on **Thursday, April 11, 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.

POLICY MEETING:

CALL TO ORDER

NEW BUSINESS

Presentation, Discussion, and Action

1. Electric Vehicle Parking; Section 3312.47, Calculation methods. **APPROVAL (5-0)**

Paul Freedman, Planning Manager; 614-645-0704; pmfreedman@columbus.gov

ADJOURNMENT of POLICY MEETING

THE FOLLOWING APPLICATIONS WERE HEARD IMMEDIATELY AFTER THE POLICY AGENDA:

1. **APPLICATION:** [Z19-014](#)
Location: **1859 PARSONS AVENUE (43207)**, being 1.78± acres located at the northwest corner of Parsons Avenue and Reeb Avenue (010-044235; Columbus South Side Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District (H-60).
Proposed Use: Mixed-use development; site plan modification.
Applicant(s): Parsons Village II, LLC; 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): The Applicant.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

APPROVAL (5-0)

2. **APPLICATION:** [Z19-003](#)
Location: **6159 HALL ROAD (43119)**, being 8.4± acres located on the south side of Hall Road, 210± feet west of Galloway Road (010-253307; Westland Area Commission).
Existing Zoning: CPD, Commercial Planned Development District
Request: L-AR-1, Limited Apartment Residential District and CPD, Commercial Planned Development District (H-35).
Proposed Use: Multi-unit residential and commercial development.
Applicant(s): Metro Development, LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Staz, Ltd.; 818 North Old State Road; Delaware, OH 43015.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

APPROVAL (5-0)

3. **APPLICATION:** [Z19-015](#)
Location: **6335 REFUGEE ROAD (43232)**, being 1.31± acres located on the west side of Gender Road, 330± feet south of Refugee Road (part of 530-218695; Greater South East Area Commission).
Existing Zoning: C-4, Commercial, and CPD, Commercial Planned Development Districts.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Car wash.
Applicant(s): Travis Saffell; c/o Jeffrey Lonchor; 2800 Corporate Exchange Drive, Suite 160; Columbus, OH 43231.
Property Owner(s): TASKTW Properties, LLC; 2401 Buttonwood Road; Berwyn, OA 19312.
Planner: Kelsey Priebe; 614-645-1341; kpriebe@columbus.gov

APPROVAL (5-0)

***CONDITION: Applicant will install a 5' tall masonry fence along the south property line.**

4. **APPLICATION:** [Z19-013](#)
Location: **6261 WRIGHT ROAD (43130)**, being 3.4± acres located at the southeast corner of Wright Road and Gender Road (part of 010-274898; Greater South East Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Commercial development.
Applicant(s): Homewood Corporation; c/o Laura MacGregor Comek, Atty.; 301 South High Street; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

APPROVAL (5-0)

5. APPLICATION: [Z19-005](#)
Location: **1551 WEST BROAD STREET (43223)**, being 4.29± acres located at the southeast corner of West Broad Street and Interstate 70 (010-209349; Franklinton Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: AR-1, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Ohio Community Development Finance Fund; c/o Jeff Mohrman, Atty.; 175 South Third Street, Suite 1200; Columbus, OH 43215.
Property Owner(s): 1551 West Broad, LLC; c/o Jeff Mohrman, Atty.; 175 South Third Street, Suite 1200; Columbus, OH 43215.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

APPROVAL (5-0)

6. 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

APPROVAL (5-0)

7. 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 (5-0)



111 North Front Street – Columbus OH 43215 – 614-645-7433 – bzs.columbus.gov

Director's Office
 Building Plan Review
 Customer Service Center
 Engineering Plan Review

(614) 645-7776
 (614) 645-7562
 (614) 645-6090
 (614) 645-0032

Research/Records Center
 Zoning Clearance
 Zoning Public Hearings
 Zoning Confirmation Letters

(614) 645-6082
 (614) 645-8637
 (614) 645-4522
 (614) 645-8637