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; krpriebe@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)