

**AGENDA RESULTS
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 9, 2019**

The Development Commission of the City of Columbus held a public hearing on the following applications on **Thursday, May 9, 2019**, beginning at **6:00 PM** at the **MICHAEL B. COLEMAN GOVERNMENT CENTER** at 111 North Front Street, Columbus, OH 43215 in the **2ND FLOOR HEARING ROOM**.

1. **APPLICATION:** [Z19-019](#)
Location: **6770 SHOOK RD (43137)**, being 16.27± acres located at the southeast corner of Shook Road and London Groveport Road (512-232659 & 512-232662; Far South Columbus Area Commission).
Existing Zoning: R, Rural and L-M, Limited Manufacturing districts.
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use: Warehouse and distribution.
Applicant(s): Pinchal & Company, 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): Gordo, LLC, et al.; c/o Brent Crawford; 6640 Riverside Drive, Suite 500; Columbus, OH 43017.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

APPROVAL (4-0)

2. **APPLICATION:** [Z19-020](#)
Location: **6780 CANAL RD (43137)**, being 12.53± acres located on the east side of Canal Road, 1,165± feet south of London Groveport Road (512-232639 and 2 others; Far South Columbus Area Commission).
Existing Zoning: R, Rural District.
Request: M, Manufacturing District (H-35).
Proposed Use: Storage and sales of vehicles (tractor trailers).
Applicant(s): Arch City Group LLC; c/o Thaddeus M. Boggs, Atty.; 10 West Broad Street, Suite 2300; Columbus, OH 43215.
Property Owner(s): Same as applicant.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

APPROVAL (5-0)

3. **APPLICATION:** [Z19-011](#)
Location: **2299 PERFORMANCE WAY (43207)**, being 13.85± acres located on the south side of Performance Way, 2,850± feet west of Alum Creek Drive (010-112491; Far South Columbus Area Commission).
Existing Zoning: RRR, Restricted Rural Residential District, M-1, Manufacturing District, and L-M-2, Limited Manufacturing District.
Request: M-2, Manufacturing District (H-35).
Proposed Use: Heavy equipment storage.
Applicant(s): Brian Gibson; 2299 Performance Way; Columbus, OH 43207.
Property Owner(s): CCG Crane Holdings, LLC; 2299 Performance Way; Columbus, OH 43207.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

TABLED BY DC (5-0)

4. **APPLICATION:** [Z19-002](#)
Location: **5303 WILCOX RD (43016)**, being 40± acres located on the west side of Wilcox Road, 920± feet south of Tuttle Crossing Boulevard (010-218953 and 2 others; Hayden Run Civic Association).
Existing Zoning: L-AR-12 & L-ARLD, Limited Apartment Residential districts.
Request: L-AR-1, Limited Apartment Residential District (H-35).
Proposed Use: Additional units within an existing multi-unit residential development.
Applicant(s): The Pines at Tuttle Crossing Limited Partnership, et al.; c/o R. Brian Newcomb, Atty.; 141 East Town Street; Columbus, OH 43215.
Property Owner(s): Same as applicant.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

APPROVAL (5-0)

5. **APPLICATION:** [Z19-029](#)
Location: **5720 N HAMILTON RD (43230)**, being 2.6± acres located on the east side of Hamilton Road, 275± feet north of Preserve Boulevard (545-175660; Northland Community Council).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Drive-in restaurant.
Applicant(s): Swenson's Drive-In Restaurants; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Hamilton II Retail LLC; 100 East Wilson Bridge Road; Worthington, OH 43085.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

APPROVAL (5-0)

6. **APPLICATION:** [Z19-006](#)
Location: **259 PARK RD (43085)**, being 18.25± acres located on the south side of Park Road, 230± feet west of Storrow Drive (610-166612; Far North Columbus Communities Coalition).
Existing Zoning: L-AR-12, Limited Apartment Residential District.
Request: L-AR-1, Limited Apartment Residential and L-M, Limited Manufacturing districts (H-35).
Proposed Use: Multi-unit residential development and self storage facility.
Applicant(s): Wilcox Communities LLC; c/o; Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Parkview Village, LLC; c/o Faith Gunal; 4602 Sandwich Court; Dublin, OH 43016.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

APPROVAL (5-0)

7. **APPLICATION:** [Z18-062](#)
Location: **5085 REED RD (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 (5-0)

8. **APPLICATION:** [Z18-039](#)
Location: **5570 RIVERSIDE DR (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

APPROVAL (4-1)

9. APPLICATION: [Z18-065](#)
Location: **6145 W BROAD ST (43119)**, being 126.3± acres located on the south side of West Broad Street, southeast of the intersection with Alton Darby Creek Road (010-256886; Westland Area Commission and Big Darby Accord Panel).
Existing Zoning: R, Rural District.
Request: CPD, Commercial Planned Development, PUD-6, Planned Unit Development, and L-AR-12, Limited Apartment Residential Districts (H-35).
Proposed Use: Mixed-use development.
Applicant(s): Blauser Capital Ltd.; c/o Jeffrey L. Brown, Atty.; Smith & Hale LLC; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

APPROVAL (5-0)

10. APPLICATION: [Z19-027](#)
Location: **2555 BETHEL RD (43220)**, being 2.05± acres located at the intersection of Bethel Road and Pickforde Drive (590-242311; Northwest Civic Association).
Existing Zoning: L-C-2, Limited Commercial District.
Request: L-C-4, Limited Commercial District (H-35).
Proposed Use: Retail uses.
Applicant(s): Habitat for Humanity-MidOhio; c/o John A. Gleason, Atty.; 41 S. High St., Suite 3100; Columbus, OH 43215.
Property Owner(s): Hammerhead-Bethel LLC; 6641 N. High St.; Columbus, OH 43085.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

APPROVAL (5-0)



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