

**AGENDA
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 13, 2019**

The Development Commission of the City of Columbus will hold a public hearing on the following applications on **Thursday, June 13, 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 WILL BE HEARD ON THE 6:00 PM AGENDA:

- 1. APPLICATION:** [Z19-025](#)
Location: **3588 S HIGH ST (43207)**, being 2.03± acres located on the east side of South High Street, 230± feet south of Highview Boulevard (010-250935; Far South Columbus Area Commission).
Existing Zoning: L-C-4, Limited Commercial District.
Request: CPD, Commercial Planned Development and L-C-4, Limited Commercial Districts (H-35).
Proposed Use: Car wash and future commercial development.
Applicant(s): Moo Moo Car Wash; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 E. Town St., 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 E. Town St., 2nd Floor; Columbus, OH 43215.
Property Owner(s): Lemaster Real Estate, LLC; c/o Paul A. Lemaster; 156 Big Pete Rd.; Franklin Furnace, OH 45629.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

- 2. APPLICATION:** [Z19-024](#)
Location: **15 W POPLAR AVE (43215)**, being 0.17± acres located on the south side of W. Poplar Avenue, 133± feet west of Park Street (010-017973; Victorian Village Commission).
Existing Zoning: CPD, Commercial Planned Development District
Request: CPD, Commercial Planned Development District (H-60).
Proposed Use: Parking lot or future commercial development.
Applicant(s): Charles M. Paros, AIA; 357 W. 7th Avenue; Columbus, OH 43201.
Property Owner(s): 15 W Poplar LLC; P.O. Box 16426; Columbus, OH 43216.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

3. **APPLICATION:** [Z19-026](#)
Location: **5581 W BROAD ST (43228)**, being 3.2± acres located on the south side of West Broad Street, 550± feet east of Galloway Road (246-266630; Westland Area Commission).
Existing Zoning: R, Rural District.
Request: L-C-4, Limited Commercial District (H-60).
Proposed Use: Extended stay hotel.
Applicant(s): Metro Development; c/o Jeffrey L. Brown, Atty.; 37 W. Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Mohammed H. Rahbar, et al; 136 Sugarberry Circle; Houston, TX 77024.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
4. **APPLICATION:** [Z19-017](#)
Location: **199 HINKLE AVE (43207)**, being 1.33± acres located at the southeast corner of Hinkle Avenue and South Sixth Street (010-049998; Columbus South Side Area Commission).
Existing Zoning: M, Manufacturing, and L-P-1, Limited Private Parking Districts.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Parking lot.
Applicant(s): Franklin International Inc.; c/o Jill Tangeman, Att.; 52 East Gay Street; Columbus, OH 43207.
Property Owner(s): The Applicant.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov
5. **APPLICATION:** [Z19-022](#)
Location: **3445 MORSE RD (43231)**, being 6.03± acres located on the south side of Morse Road, 1,200± feet west of Sunbury Road (445-299539; Northeast Area Commission).
Existing Zoning: R, Rural District (Annexation Pending)
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Automobile dealership.
Applicant(s): 3415 Morse Road LLC; c/o Jeffrey Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): S and B Development Ltd.; 10485 Shipley Road; Johnstown, OH 43031.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

6. **APPLICATION:** [Z19-023](#)
Location: **6181 THOMPSON ST (43235)**, being 8.34± acres located north of the terminus of Thompson Street, 1,260± feet west of Linworth Road (610-213865 and 7 others; Far Northwest Coalition).
Existing Zoning: L-C-2, Limited Commercial, RR, Rural Residential, and PUD-4, Planned Unit Development Districts.
Request: L-AR-1, Limited Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): The Burk LLC; c/o Jeffrey Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Gary J. and Carol A. Friedlinghaus, et. al.; 6980 Temperance Point Street; Westerville, OH 43082.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov
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: L-AR-O, Limited Apartment Office District (H-35).
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

POLICY AGENDA IMMEDIATELY FOLLOWING THE ZONING AGENDA:

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CALL TO ORDER

NEW BUSINESS
Presentation, Discussion, and Action

- 1) Update on Connect Columbus Multimodal Transportation Plan and Updated Thoroughfare Plan.

The Department of Public Service desires to update the thoroughfare plan to reflect current planning and engineering best practices to accommodate multimodality, specifically transit and active transportation networks. In addition to setting right-of-way dedication requirements enabled by Columbus City Code section 4309.17, the Thoroughfare Plan update includes policy guidance to encourage complete streets design principles and promote thoughtful, context-sensitive consideration of all modes in transportation project planning. This proposal would repeal and replace ORD 2518-93, with amendments made by ORDs 1003-2004 and 2408-2015.

Justin Goodwin, Transportation Planning Manager (jmgoodwin@columbus.gov; 614-724-1893), and Eliza Pendexter, Transportation Planner (ecpendexter@columbus.gov; 614-645-6465),

For more information: <https://www.columbus.gov/publicservice/Connect-Columbus/>

ADJOURNMENT



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