AGENDA
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 11, 2019

The Development Commission of the City of Columbus will hold a public hearing on the following applications on Thursday, July 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.

THE FOLLOWING APPLICATIONS WILL BE HEARD ON THE 6:00 PM AGENDA:

0. APPLICATION: Z84-138
   Location: LAZELLE RD E. (43235), being 0.76± acres located on the south side of Lazelle Road East, 310± feet east of North High Street (part of 610-219484).
   Existing Zoning: CPD, Commercial Planned Development District.
   Request: Plan review for car rental facility (new outparcel).
   Existing Use: Parking lot.
   Applicant(s): Joe Segna, Architect; 781 Northwest Boulevard; Columbus, OH 43212.
   Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

1. APPLICATION: Z19-035
   Location: 5803 CHANTRY DR. (43232), being 34.3± acres located on the south side of Chantry Drive, 880± feet west of Brice Road (010-219083, 010-224226 & 010-227316; Far East Area Commission).
   Existing Zoning: C-4, Commercial District and L-C-4, Limited Commercial District.
   Request: L-M, Limited Manufacturing District (H-35).
   Proposed Use: Warehousing, wholesaling distribution uses.
   Applicant(s): C-I Ross, LP, c/o Jeffrey L. Brown; 337 West Broad Street, Suite 460; Columbus, OH 43201.
   Property Owner(s): C-I Ross, LP; 1990 Niles Cortland Road Northeast; Cortland, OH 44410.
   Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
2. **APPLICATION: Z19-037**  
**Location:** 1137 W. BROAD ST. (43222), being 1.16± acres located at the southwest corner of West Broad Street and South Glenwood Avenue (010-121008; Franklinton Area Commission).  
**Existing Zoning:** M, Manufacturing District.  
**Request:** AR-O, Apartment Office District (H-60).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** National Church Residences, c/o Matthew Bierlein, Atty.; 2335 North Bank Drive; Columbus, OH 43220.  
**Property Owner(s):** BLS Rentals, LTD; 1167 McCarley Drive West; Columbus, OH 43228.  
**Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

3. **APPLICATION: Z19-034**  
**Location:** 1012 CLEVELAND AVE. (43201), being 0.95± acres located at the northeast corner of Cleveland Avenue and Gibbard Avenue (010-066833 and 4 others; Milo-Grogan Area Commission).  
**Existing Zoning:** R-4, Residential District & C-4, Commercial District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Daycare and parking lot.  
**Applicant(s):** The Champion Companies; c/o Aaron L. Underhill, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** Boys & Girls Clubs of Columbus, Inc.; 115 South Gift Street; Columbus, OH 43215.  
**Planner:** Michael Maret; 614-645-2749; mjmaret@columbus.gov

4. **APPLICATION: Z19-031**  
**Location:** 4975 GENDER RD. (43110), being 1.2± acres located on the west side of Gender Road, 120± feet north of Chelsea Glen Drive (010-260512; Greater South East Area Commission).  
**Existing Zoning:** L-M, Limited Manufacturing District.  
**Request:** L-M, Limited Manufacturing District (H-35).  
**Proposed Use:** Self-storage facility.  
**Applicant(s):** J. Johnson Investments, LLC; c/o Jackson B. Reynolds III, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** James & Janet Johnson; P.O. Box 145; Carroll, OH 43112.  
**Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
5. **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 sales and 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

6. **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

7. **APPLICATION:** Z19-032  
**Location:** 5033 TUTTLE CROSSING BLVD. (43016), being 76± acres located at the southeast corner of Tuttle Crossing Boulevard and Interstate 270 (010-233226 and four others; Hayden Run Civic Association).  
**Existing Zoning:** CPD, Commercial Planned Development District  
**Request:** CPD, Commercial Planned Development District (H-60) and L-R, Limited Rural District (H-35).  
**Proposed Use:** Additional uses and revised development standards for a regional mall.  
**Applicant(s):** Scene 75 Tuttle, LLC, c/o Jeffrey J. Madison, Atty.; 460 North Springboro Pike; West Carrolton, OH 45449.  
**Property Owner(s):** Scene 75 Tuttle, LLC, et al; 460 North Springboro Pike; West Carrolton, OH 45449.  
**Planner:** Shannon Pine; 614-645-2208; spine@columbus.gov

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  
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