

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

The Development Commission of the City of Columbus held 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 WERE 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

APPROVAL (5-0)

- 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

APPROVAL (5-0)

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

APPROVAL (5-0)

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

APPROVAL (5-0)

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

APPROVAL (5-0)

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

APPROVAL (5-0)

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

TABLED BY DC (4-0)

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 Carrollton, OH 45449.
Property Owner(s): Scene 75 Tuttle, LLC, et al; 460 North Springboro Pike; West Carrollton, OH 45449.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

APPROVED WITH CONDITIONS (4-0)

- "Movie theater" added to permitted uses exception list.
- "Bowling alley" (except bowling is allowed as an ancillary use, being less than 25% of the business use)" added to permitted uses exceptions list.

