

**AGENDA
DEVELOPMENT COMMISSION
POLICY AND ZONING MEETINGS
CITY OF COLUMBUS, OHIO
AUGUST 8, 2019**

The Development Commission of the City of Columbus will hold a public hearing on the following policy item and zoning applications on **Thursday, August 8, 2019**, beginning at **5:30 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 ITEM WILL BE HEARD ON THE 5:30 PM POLICY AGENDA:

CALL TO ORDER

NEW BUSINESS

Presentation, Discussion, and Action

- 1) Complete adoption of Columbus Citywide Planning Policies in the Greater Hilltop area
Alex Sauersmith, Senior Planner, 614-724-2864, acsauersmith@columbus.gov
For more information: <https://www.columbus.gov/planning/Hilltop/>

ADJOURNMENT

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

1. **APPLICATION:** [Z19-040](#)
Location: **1050 N. 4TH ST. (43201)**, being 0.68± acres located at the southeast corner of North Fourth Street and Detroit Avenue (010-053405; Italian Village Commission).
Existing Zoning: M-2, Manufacturing District.
Request: AR-3, Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): DSC Holdings 1050 N Fourth St, 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

2. **APPLICATION:** [Z19-018](#)
Location: **2571 NEIL AVE. (43202)**, being 1.22± acres located at the northwest corner of Neil Avenue and West Hudson Street (010-066725; University Area Commission).
Existing Zoning: R-2F, Residential District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Commercial development.
Applicant(s): Kelley Companies; 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): NAMS, LLC; c/o Dave Perry; 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.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
3. **APPLICATION:** [Z19-033](#)
Location: **1745 MORSE RD. (43229)**, being 1.19± acres located on the south side of Morse Road, 210± feet west of Tamarack Boulevard (part of 010-289673; Northland Community Council).
Existing Zoning: C-4, Commercial District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Fuel sales.
Applicant(s): The Kroger Co.; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 4305.
Property Owner(s): The Applicant.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov
4. **APPLICATION:** [Z19-044](#)
Location: **4595 HEATON RD. (43229)**, being 2.17± acres located at the northwest corner of Heaton Road and Morse Road (010-145124 and 010-145125; Northland Community Council).
Existing Zoning: AR-O, Apartment Office District.
Request: L-C-4, Limited Commercial District (H-35).
Proposed Use: Automotive sales.
Applicant(s): Caldwell Automotive.; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 4305.
Property Owner(s): Caldwell Real Estate LLC; 1888 Morse Road; Columbus, OH 43229.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

Tabling Requested

5. **APPLICATION:** [Z19-042](#)
Location: **6488 HAYDEN RUN RD. (43206)**, being 2.86± acres located on the northeast side of Hayden Run Road, 555± feet south of Hayden Run Boulevard (272-000537; Hayden Run Civic Association).
Existing Zoning: R, Rural District (pending annexation).
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Veterinary clinic.
Applicant(s): HP Hayden Run Enterprises, LLC; c/o Aaron Firstenberger, Atty.; 575 South Third Street; Columbus, OH 43215.
Property Owner(s): Ronald Wallace; 6491 Marshview Drive; Hilliard, OH 43026.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov
6. **APPLICATION:** [Z19-054](#)
Location: **4497 OLENTANGY RIVER RD. (43214)**, being 20.6± acres located at the northwest corner of Olentangy River Road and West Henderson Road (010-006577 and 7 others; Northwest Civic Association).
Existing Zoning: ARLD, Apartment Residential, CPD, Commercial Planned Development, and R-1 Residential Districts.
Request: L-AR-1, Limited Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): NR Investments; c/o Michael Shannon, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Zimmerman FT, LLC; 1201 Dublin Road, Suite 400; Columbus, OH 43215.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov
7. **APPLICATION:** [Z19-009](#)
Location: **3987 BOWEN ROAD (43110)**, being 33.73± acres located at the southwest corner of Bowen Road and Long Road (535-299530 and 2 others; Greater South East Area Commission).
Existing Zoning: R, Rural Residential District.
Request: PUD-6, Planned Unit Development District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Donald S. Roberts; c/o; Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): Abera DeLong, et al.; 3987 Bowen Road; Canal Winchester, OH 43110.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov



111 North Front Street – Columbus OH 43215 – 614-645-7433 – bzs.columbus.gov

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