The Development Commission of the City of Columbus held 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 WAS 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

APPROVAL (4-0)

THE FOLLOWING APPLICATIONS WERE 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

APPROVAL (4-0-1)
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

APPROVAL (4-0-1)

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

TABLED BY DC (5-0)

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

APPROVED WITH CONDITIONS (5-0) - Existing street trees in the Heaton Road right-of-way along the eastern boundary will be preserved and additional landscaping will be added along the residential boundary.
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

**APPROVAL (4-0-1)**

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

**TABLED BY DC (5-0)**

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

**APPROVAL (5-0)**