

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

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 **2<sup>ND</sup> 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](mailto: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, 1<sup>st</sup> Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2<sup>nd</sup> Floor; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto: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, 1<sup>st</sup> Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2<sup>nd</sup> Floor; Columbus, OH 43215.  
**Property Owner(s):** NAMS, LLC; c/o Dave Perry; David Perry Company, Inc.; 411 East Town Street, 1<sup>st</sup> Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2<sup>nd</sup> Floor; Columbus, OH 43215.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto:mjmaret@columbus.gov)

**APPROVAL (5-0)**



111 North Front Street – Columbus OH 43215 – 614-645-7433 – [bzs.columbus.gov](http://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