

**AGENDA
DEVELOPMENT COMMISSION
POLICY AND ZONING MEETINGS
CITY OF COLUMBUS, OHIO
SEPTEMBER 12, 2019**

The Development Commission of the City of Columbus held a public hearing on the following policy item and zoning applications on **Thursday, September 12, 2019**, beginning at **6:00 PM** 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 6:00 PM POLICY AGENDA:

CALL TO ORDER

NEW BUSINESS

Presentation, Discussion, and Action

1) Code Change to Section 3381.12 - Qualifications of Applicant, to revise the qualifications for limited sign erectors.

Paul Freedman; Planning Manager; 614-645-0704, pmfreedman@columbus.gov

ADJOURNMENT

APPROVAL (4-0)

THE FOLLOWING ZONING APPLICATIONS WERE HEARD IMMEDIATELY AFTER THE POLICY AGENDA:

- APPLICATION:** [Z19-063](#)
Location: **5438 N. HAMILTON RD. (43230)**, being 0.99± acres located on the east side of North Hamilton Road, 900± feet north of Thompson Road (Part of 010-0295572; Northland Community Council).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Retail bank or commercial development.
Applicant(s): Brandon Garnett; Nelson Architecture; 30 West Monroe Avenue, Suite 200; Chicago, IL 60603.
Property Owner(s): DS Hamilton LLC; 850 North Hamilton Road, Lower Level; Columbus, OH 43230.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

APPROVAL (4-0)

2. **APPLICATION:** [Z19-045](#)
Location: **3051 S. HIGH ST. (43207)**, being 27.28± acres located on the west side of South High Street, 120± feet south of Southgate Drive (010-112512 & 010-114024; Far South Columbus Area Commission).
Existing Zoning: R-2, Residential District.
Request: L-AR-12, Limited Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Herman & Kittle Properties Inc.; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite #460; Columbus, OH 43215.
Property Owner(s): Teresa Windmiller, et al.; 2381 Geshwin Avenue; Grove City, OH 43123.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

TABLED BY DC (4-0)

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

APPROVAL (4-0)

4. **APPLICATION:** [Z19-051](#)
Location: **2700 MCKINLEY AVE. (43214)**, being 2.85± acres located on the east side of McKinley Avenue, 1,650± feet southeast of West Fifth Avenue (010-153735, West Scioto Area Commission).
Existing Zoning: L-ARLD, Limited Apartment Residential District.
Request: PUD-8, Planned Unit Development District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): 2700 McKinley Properties, 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: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

APPROVAL (4-0)

5. **APPLICATION:** [Z19-008](#)
Location: **1489 ROHR RD. (43137)**, being 229.99± acres located on the south side of Rohr Road, 1,100± feet east of Lockbourne Road (495-266702, 495-266703, and 495-266704; Far South Columbus Area Commission).
Existing Zoning: R, Rural District.
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use: Industrial development.
Applicant(s): Warden Capital LLC; c/o Jill Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): NHAH Farm Partnership Ltd.; c/o Joellen and Gary Hahn; 2046 Gingerwood Court; Grove City, OH 43123.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

APPROVAL (4-0)

6. **APPLICATION:** [Z19-058](#)
Location: **966 S. HIGH ST. (43214)**, being 0.34± acres located on the east side of High Street, 65± feet north of Stewart Avenue (010-299416; Brewery District Commission).
Existing Zoning: C-4, Commercial District
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Commercial development.
Applicant(s): Jefferson Center for Learning and the Arts, c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): The Applicant.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

APPROVAL (4-0)

7. **APPLICATION:** [Z19-055](#)
Location: **3800 S. HAMILTON RD. (43125)**, being 0.51± acres located on the east side of South Hamilton Road, 490± feet north of Hamilton Square Boulevard (part of 530-299773; Greater South East Area Commission).
Existing Zoning: L-C-4, Limited Commercial District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Drive-in restaurant.
Applicant(s): Boos Development Group, Inc.; c/o Robert D. Boos; 410 Park Place Boulevard, Suite 100; Clearwater, FL 33759.
Property Owner(s): M Five Limited Partnership; c/o Patrick Murphy; 4393 Arbor Lake Drive; Groveport, OH 43125.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

APPROVAL (4-0)

8. APPLICATION: [Z19-030](#)
Location: **5960 W. BROAD ST. (43119)**, being 42.03± acres located at the northwest corner of West Broad Street and Doherty Road (570-184818; Westland Area Commission).
Existing Zoning: R, Rural District.
Request: PUD-6, Planned Unit Development District & L-AR-1, Limited Apartment Residential District (H-35).
Proposed Use: Single- & multi-unit residential development.
Applicant(s): Metro Development; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, #460; Columbus, OH 43215.
Property Owner(s): George Kotsanos Inc; 10635 Willowbrook Drive; Potomac, MD 20854.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

APPROVAL (4-0)

9. 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

APPROVED WITH CONDITIONS (3-1) – Additional trees (20) will be planted along Reed Rd. in coordination with the Recreation and Parks Department.



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
Engineering Plan Review	(614) 645-0032	Zoning Confirmation Letters	(614) 645-8637