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:

1. 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; mjmare@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](mailto: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](mailto: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](mailto: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).
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; mjmare@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.
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.