The Development Commission of the City of Columbus HELD a public hearing on the following applications on Thursday, October 10, 2019, beginning at 6:00 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 APPLICATIONS WERE HEARD ON THE 6:00 PM AGENDA:

1. APPLICATION: Z19-041
   Location: 324 E. 2ND AVE. (43201), being 4.22± acres located at the northeast corner of East Second Avenue and East Alley (010-007202; Italian Village Commission).
   Existing Zoning: M, Manufacturing District.
   Request: AR-2, Apartment Residential District (H-60).
   Proposed Use: Multi-unit residential development.
   Applicant(s): Station 324, 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)

2. APPLICATION: Z19-056
   Location: 2959 CLEVELAND AVE. (43224), being 1.03± acres located at the southwest corner of Cleveland Avenue and Edystone Avenue (010-070877 and 4 others; North Linden Area Commission).
   Existing Zoning: R-4, Residential District.
   Request: AR-2, Apartment Residential District (H-35).
   Proposed Use: Apartment building.
   Applicant(s): Homeport; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, First Floor; Columbus, OH 43215, and Donald Plank, Atty.; 411 East Town Street, Second Floor; Columbus, OH 43215.
   Property Owner(s): New Salem Baptist Church; c/o John H. Boxill; 2956 Cleveland Avenue; Columbus, OH 43224.
   Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

   APPROVAL (4-0)
3. APPLICATION: **Z19-050**  
Location: **35 S. HARTFORD AVE. (43222)**, being 2.26± acres located on the west side of South Hartford Avenue between West Capital Street and West Town Street (010-063874 & 27 others; Franklinton Area Commission).  
Existing Zoning: CPD, Commercial Planned Development District.  
Request: R-3, Residential District, ARLD, Apartment Residential District, and AR-1, Apartment Residential District (H-35).  
Proposed Use: Residential development.  
Applicant(s): Franklinton Housing, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Joseph J. Reidy, Atty.; 842 North Fourth Street, Suite 200; Columbus, OH 43215.  
Property Owner(s): Mount Carmel Health System, et al; 6150 East Broad Street; Columbus, OH 43213.  
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov  
APPROVAL (5-0)

4. APPLICATION: **Z19-028**  
Location: **1775 STELZER RD. (43219)**, being 4.7± acres located on the east side of Stelzer Road, 980± feet north of Johnstown Road (010-217201 and 010-217423; Northeast Area Commission).  
Existing Zoning: L-M, Limited Manufacturing District.  
Request: L-M, Limited Manufacturing District (H-60).  
Proposed Use: Industrial development.  
Applicant(s): Bavelis Family LLC; c/o Jeffrey Brown, Atty.; 37 W. Broad St., Suite 460; Columbus, OH 43215.  
Property Owner(s): The Applicant.  
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov  
APPROVAL (5-0)

5. APPLICATION: **Z18-043**  
Location: **1638 JOYCE AVE. (43219)**, being 2.36± acres located at the northeast corner of Joyce and Seventeenth Avenues (010-247217; North Central Area Commission).  
Existing Zoning: C-4, Commercial District and M, Manufacturing District.  
Request: CPD, Commercial Planned Development District (H-35).  
Proposed Use: Fueling station and other commercial development.  
Applicant(s): Gebeyehu Mamay; c/o Jeanne Cabral, Agent; 2939 Bexley Park Road; Columbus, OH 43209.  
Property Owner(s): The Applicant.  
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov  
POSTPONED
6. APPLICATION: Z19-046  
Location: 2333 HARRISBURG PIKE (43123), being 8.7± acres located on the northwest side of Harrisburg Pike, 750± feet north of Hyde Road (570-155376 and 3 others; Southwest Area Commission).  
Existing Zoning: L-M, Limited Manufacturing District.  
Request: L-M, Limited Manufacturing District (H-35).  
Proposed Use: Trucking use and storage.  
Applicant(s): Buckeye Truck and Trailer Service LLC; c/o Jackson B. Reynolds, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
Property Owner(s): The Applicant.  
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov  

POSTPONED

7. APPLICATION: Z19-052  
Location: 1145 CHAMBERS RD. (43212), being 1.13± acres located on the south side of Chambers Road, 900± feet east of Northwest Boulevard (420-289815; Fifth by Northwest Area Commission).  
Existing Zoning: L-M, Limited Manufacturing District.  
Request: AR-3, Apartment Residential District (H-60).  
Proposed Use: 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): Daving, LLC; 8624 Dunblanc Court; Dublin, OH 43017.  
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov  

APPROVAL (5-0)

8. APPLICATION: Z19-053  
Location: 5150 WARNER RD. (43081), being 8.63± acres located on the north side of Warner Road, 480± feet west of North Hamilton Road (220-000509 & 3 others; Rocky-Fork Blacklick Accord).  
Existing Zoning: R, Rural District (pending annexation).  
Request: L-AR-1, Limited Commercial District (H-35).  
Proposed Use: 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): Patsy Parker, et al.; 5150 Warner Road; Westerville, OH 43081.  
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov  

APPROVED WITH CONDITIONS (5-0) –Perimeter yard tree preservation commitments to be revised to satisfaction of Recreation and Parks Department.
9. APPLICATION: **Z19-043**
Location: 198 MCNAUGHTEN RD. (43213), being 14.8± acres located on the east side of McNaughten Road, 1,425± feet south of East Broad Street (267-298175 and 550-146751; Far East Area Commission).
Existing Zoning: R, Rural District.
Request: L-ARLD, Limited Apartment Residential Development District (H-35).
Proposed Use: Residential development.
Applicant(s): Fatih Gunal; c/o Michael Shannon, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Bonnie J. Miller Trust; 4018 Riverview Drive; Columbus, OH 43221.
Planner: Kelsey Priebe; 614-645-1341; kpriebe@columbus.gov

**TABLED (5-0)**

10. APPLICATION: **Z19-062**
Location: 2281 KENNY RD. (43210), being 251.1± acres located at the northwest corner of Kenny Road and Kinnear Road (Part of 010-203994 and nine others; no neighborhood group).
Existing Zoning: L-UCRPD, Limited University College Research Park and M-2, Manufacturing Districts.
Request: L-UCRPD, Limited University College Research Park District (H-110).
Proposed Use: University-related development.
Applicant(s): The Ohio State University, Physical Planning and Real Estate; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

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

11. 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; mmaret@columbus.gov

**APPROVAL (5-0)**