

**AGENDA RESULTS
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 10, 2019**

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 Eddystone 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; mjmarets@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): Davinng, 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; krpriebe@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 Kinneer 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; mjmare@columbus.gov

APPROVAL (5-0)



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