

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

The Development Commission of the City of Columbus will hold a public hearing on the following policy item and zoning applications on **Thursday, December 12, 2019**, beginning at **5:30 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 ITEMS WILL BE HEARD ON THE 5:30 P.M. POLICY AGENDA:

CALL TO ORDER

NEW BUSINESS

Presentation, Discussion, and Action

1. Development Issues and Trends

Kevin Wheeler; Assistant Director for Growth Policy; 614-645-6057; kjwheeler@columbus.gov

ADJOURNMENT

THE FOLLOWING APPLICATIONS WILL BE HEARD ON THE 6 P.M. ZONING AGENDA:

1. **APPLICATION:** [Z18-075](#)
Location: **3035 STELZER ROAD (43219)**, being 3.98± acres located on the west side of Stelzer Road, 400± feet north of McCutcheon Road (010-100685; Northeast Area Commission).
Existing Zoning: R-1, Residential District.
Request: CPD, Commercial Planned Developed District (H-60 and H-35).
Proposed Use: Hotel and commercial development.
Applicant(s): Easton Lodging, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, First Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, Second Floor; Columbus, OH 43215.
Property Owner(s): West Ohio Conference of the United Methodist Church; c/o William Brownson; 32 Wesley Boulevard; Worthington, OH 43085.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

2. **APPLICATION:** [Z19-064](#)
Location: **2114 IKEA WAY (43240)**, being 33.98± acres located on the north and south sides of Ikea Way, 1,500± feet east of Orion Place (31844202025006, 31844202025011, and part of 31844202025001; Far North Columbus Communities Coalition).
Existing Zoning: L-C-4, Limited Commercial District.
Request: L-C-4, Limited Commercial District (H-110).
Proposed Use: Commercial development.
Applicant(s): NP/FG, 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: Shannon Pine; 614-645-2208; spine@columbus.gov
3. **APPLICATION:** [Z19-069](#)
Location: **1117 OAK ST. (43205)**, being 0.65± acres located at the northeast and northwest corners of Elliot Street and Oak Street (010-007855 & 010-057375; Near East Area Commission).
Existing Zoning: ARLD, Apartment Residential District.
Request: R-2F, Residential District (H-35) and CPD, Commercial Planned Development District (H-60).
Proposed Use: Mixed-use development.
Applicant(s): Oak Grocery II, 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): Same as applicant.
Planner: Michael Maret; 614-645-2749; mjmare@columbus.gov
4. **APPLICATION:** [Z19-075](#)
Location: **2565 LOCKBOURNE RD. (43207)**, being 6.28± acres located on the west side of Lockbourne Road, 850± feet south of State Route 104 (010-112094 & 010-112364; Far South Columbus Area Commission).
Existing Zoning: L-M-2, Limited Manufacturing District.
Request: AR-1, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Community Housing Network; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): 2561 Lockbourne Property, LLC, c/o Sean Mirfendereski; 30 Orange Hill Circle; Chagrin Falls, OH 44022.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

5. **APPLICATION:** [Z19-036](#)
Location: **1010 E. LONG ST. (43203)**, being 0.19± acres located on the north side of East Long Street, 37.1± feet east of Miami Avenue (010-028564, 010-006653, and 010-021728; Near East Area Commission).
Existing Zoning: R-2F, Residential District.
Request: AR-1, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Juliet Bullock, Architect; 1182 Wyandot Road; Columbus, OH 43212.
Property Owner(s): Hammer Out Homes Inc.; 2800 W. SR 84, Suite 118; Fort Lauderdale, FL 33312.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov
6. **APPLICATION:** [Z19-074](#)
Location: **6175 SAWMILL RD. (43017)**, being 1.50± acres located on the west side of Sawmill Road, 1,000± feet south of Martin Road (590-205711; Northwest Civic Association).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District (H-60).
Proposed Use: Fuel sales.
Applicant(s): Meijer Realty Company; c/o Brian Smallwood; 1203 Walnut Street, 2nd Floor; Cincinnati, OH 45202.
Property Owner(s): Meijer Realty Company; c/o Matt Levitt; 2929 Walker Road; Grand Rapids, MI 49544.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov
7. **APPLICATION:** [Z19-049](#)
Location: **4407 TRABUE RD. (43228)**, being 26.7± acres located on the south side of Trabue Road, 800± west of Arlingate Lane (010-214659, 140-004845, 140-002756 & 140-006364; West Scioto Area Commission).
Existing Zoning: R, Rural District (pending annexation for a portion of the site).
Request: L-ARLD, Limited Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Metro Development, c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Millicent D. Johnson, et al; 3500 Grove City Road; Grove City, OH 43123.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

8. **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

Tabling Requested



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