

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

The Development Commission of the City of Columbus held 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 **2<sup>ND</sup> 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 WERE 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](mailto:kjwheeler@columbus.gov)

ADJOURNMENT

**APPROVAL (4-0)**

**THE FOLLOWING APPLICATIONS WERE 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](mailto:tedietrich@columbus.gov)

**TABLED (4-0)**

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](mailto:spine@columbus.gov)

**APPROVAL (4-0)**

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, 1<sup>st</sup> Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2<sup>nd</sup> Floor; Columbus, OH 43215.  
**Property Owner(s):** Same as applicant.  
**Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)

**APPROVAL (4-0)**

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](mailto:tedietrich@columbus.gov)

**TABLED (4-0)**

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](mailto:spine@columbus.gov)

**APPROVAL (4-0)**

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, 2<sup>nd</sup> 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](mailto:krpriebe@columbus.gov)

**APPROVAL (4-0)**

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](mailto:spine@columbus.gov)

**APPROVAL (4-0) CONDITIONED ON ADDITIONAL LANDSCAPING AT THE REAR OF THE SINGLE-UNIT DWELLING AT THE NORTHWEST CORNER OF THE SITE**

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](mailto:krpriebe@columbus.gov)

**TABLED (4-0)**



111 North Front Street – Columbus OH 43215 – 614-645-7433 – [bzs.columbus.gov](http://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