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 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 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; kjiwheeler@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

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

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, 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; 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

**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

**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, 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

**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

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

TABLED (4-0)