

**AGENDA
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 26, 2020 SPECIAL MEETING***

The Development Commission of the City of Columbus will hold a public hearing on the following zoning applications on **Wednesday, February 26, 2020**, beginning at **6:30 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 APPLICATIONS WILL BE HEARD ON THE 6:30 P.M. AGENDA:

- 1. APPLICATION:** [Z19-084](#)
Location: **1553 FRANK RD. (43223)**, being 4.1± acres located at the southwest corner of Frank Road and Longwood Avenue (570-126840; Southwest Area Commission).
Existing Zoning: R-1, Residential District.
Request: M-1, Manufacturing District (H-35).
Proposed Use: Industrial development.
Applicant(s): LRC Harmon Ave. LLC; c/o Ruslan Cherneta; 1966 Westbrook Village Drive; Columbus, OH 43228.
Property Owner(s): The Applicant.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

- 2. APPLICATION:** [Z19-090](#)
Location: **760 BETHEL RD. (43235)**, being 3.83± acres located on the north side of Bethel Road, 350± feet west of Olentangy River Road (010-151740, 010-224558, and 010-224559; Northwest Civic Association).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Add dumpsters to existing commercial development.
Applicant(s): Olentangy Square L.P.; c/o Charles Fraas and Derek Ehlers; 250 Civic Center Drive, Suite 500; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Hayley Feightner; 614-645-3526; hfeightner@columbus.gov

3. **APPLICATION:** [Z18-069](#)
Location: **543 TAYLOR AVE. (43203)**, being 6.6± acres located at the northwest and southwest corners of Taylor Avenue and Maryland Avenue (010-013932, 010-276677, 010-039612, and part of 010-039613; Near East Area Commission).
Existing Zoning: CPD, Commercial Planned Development District and R-3, Residential District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Parking lot expansion for medical clinic.
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): Blueprint Community Development LLC; 211 Taylor Avenue; Columbus, OH 43203.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov
4. **APPLICATION:** [Z19-081](#)
Location: **40 N. PARKWOOD AVE. (43203)**, being 0.76± acres located on the east side of Parkwood Avenue, 200± feet south of East Long Street (010-014748 and 3 others; Near East Area Commission).
Existing Zoning: R-3, Residential District.
Request: AR-2, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): 48 Parkwood, LTD; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Michael Kelley, Atty.; 175 South Third Street, Suite 1020; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov
5. **APPLICATION:** [Z19-093](#)
Location: **4800 GENDER RD. (43110)**, being 85.60± acres located on the east side of Gender Road, 1,300± feet south of Wright Road (010-234595, 010-234597, and 010-234596; Greater South East Area Commission).
Existing Zoning: PUD-8, Planned Unit Development District.
Request: PUD-8, Planned Unit Development District (H-35).
Proposed Use: Single- and multi-unit residential development.
Applicant(s): Ryan Reed; 3601 Rigby Road, Suite 300; Miamisburg, OH 45342.
Property Owner(s): Tiger Construction; c/o Damon Pfeifer; 650 Winchester Pike; Canal Winchester, OH 43110.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

6. **APPLICATION:** [Z19-083](#)
Location: **6201 WINCHESTER PIKE (43110)**, being 4.0± acres located at the southwest corner of Winchester Pike and Gender Road (010-224901, Greater South East Area Commission).
Existing Zoning: L-C-4, Limited Commercial District and CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Fuel sales, convenience store, and car wash.
Applicant(s): Wx2 Ventures, LLC, c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Damon & Mark Pfeifer; 650 Winchester Pike; Canal Winchester, OH 43110.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
7. **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

***Rescheduled due to lack of quorum for the February 13, 2020 Zoning Meeting.**



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