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; hefeightner@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.*