The Development Commission of the City of Columbus held 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](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 WERE HEARD ON THE 6:30 P.M. AGENDA:

<table>
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<tr>
<th>#</th>
<th>APPLICATION:</th>
<th>Location:</th>
<th>Existing Zoning:</th>
<th>Request:</th>
<th>Proposed Use:</th>
<th>Applicant(s):</th>
<th>Property Owner(s):</th>
<th>Planner:</th>
<th>Approval</th>
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<tbody>
<tr>
<td>1</td>
<td>Z19-084</td>
<td>1553 FRANK RD. (43223), being 4.1± acres located at the southwest corner of Frank Road and Longwood Avenue (570-126840; Southwest Area Commission).</td>
<td>R-1, Residential District.</td>
<td>M-1, Manufacturing District (H-35).</td>
<td>Industrial development.</td>
<td>LRC Harmon Ave. LLC; c/o Ruslan Cherneta; 1966 Westbrook Village Drive; Columbus, OH 43228.</td>
<td>The Applicant.</td>
<td>Shannon Pine; 614-645-2208; <a href="mailto:spine@columbus.gov">spine@columbus.gov</a></td>
<td>(4-0)</td>
</tr>
<tr>
<td>2</td>
<td>Z19-090</td>
<td>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).</td>
<td>CPD, Commercial Planned Development District.</td>
<td>CPD, Commercial Planned Development District (H-35).</td>
<td>Add dumpsters to existing commercial development.</td>
<td>Olentangy Square L.P.; c/o Charles Fraas and Derek Ehlers; 250 Civic Center Drive, Suite 500; Columbus, OH 43215.</td>
<td>The Applicant.</td>
<td>Hayley Feightner; 614-645-3526; <a href="mailto:hefeightner@columbus.gov">hefeightner@columbus.gov</a></td>
<td>(4-0)</td>
</tr>
</tbody>
</table>
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

   **APPROVAL (4-0)**

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

   **TABLED (4-0)**

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

   **APPROVAL (4-0)**
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  
**APPROVAL (4-0)**

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  
**APPROVAL (3-1) CONDITIONED ON ADDITIONAL TREES BEING PROVIDED ALONG THE NORTH END OF BUILDINGS 1 AND 5, AND ALONG THE SOUTH END OF BUILDING 6.**

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