

**AGENDA  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 11, 2020**

The Development Commission of the City of Columbus will hold a public hearing on the following zoning applications on **Thursday, June 11, 2020**, beginning at **6:00 P.M.** by WebEx virtual meeting (due to Covid-19). To join the meeting, send an email to the assigned planner listed on the agenda item at least one day before the meeting for an invitation link. You can also monitor the hearing through the City of Columbus YouTube channel at <http://www.youtube.com/cityofcolumbus>.

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 P.M. AGENDA:**

- 1. APPLICATION:** [Z20-007](#)  
**Location:** **2469 STELZER RD. (43219)**, being 3.97± acres located at the northwest corner of Stelzer Road and Lifestyle Boulevard (520-162410; Northeast Area Commission).  
**Existing Zoning:** L-C-4, Limited Commercial District, CPD, Commercial Planned Development District, and R-1, Residential District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Limited commercial development.  
**Applicant(s):** Gamma Columbus LLC.; c/o Aaron L. Underhill; Underhill & Hodge LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054  
**Property Owner(s):** The Applicant.  
**Planner:** Hayley Feightner; 614-645-3526; [hefeightner@columbus.gov](mailto:hefeightner@columbus.gov)
  
- 2. APPLICATION:** [Z20-015](#)  
**Location:** **975 HILLIARD & ROME RD. (43228)**, being 0.97± acres located on the west side of Hilliard & Rome Road, 255± feet south of Feder Road (240-000003; Far West Side Area Commission).  
**Pending Zoning:** R, Rural District (annexation pending).  
**Request:** C-4, Commercial District (H-35).  
**Proposed Use:** Commercial development.  
**Applicant(s):** Nathan Cline; c/o Craig Moncrief, Atty.; Plank Law Firm; 411 East Town Street, 2<sup>nd</sup> Floor; Columbus, OH 43215.  
**Property Owner(s):** Zeebot, LLC; 975 Hilliard & Rome Road; Columbus, OH 43228.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

3. **APPLICATION:** [Z20-008](#)  
**Location:** **364 WHITTIER ST. (43206)**, being 0.18± acres located at the northeast corner of East Whittier Street and Bruck Street (010-011493; Columbus Southside Area Commission).  
**Existing Zoning:** R-2F, Residential District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Eating and drinking establishment.  
**Applicant(s):** Whittier ABC Co. LLC; c/o Eric Zartman, Atty.; Underhill & Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** The Applicant.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)
4. **APPLICATION:** [Z20-016](#)  
**Location:** **2492 W. DUBLIN-GRANVILLE RD. (43235)**, being 0.90± acres located on the north side of West Dublin-Granville Road, 295± feet east of McVey Boulevard (213-000246; Far Northwest Coalition).  
**Existing Zoning:** R, Rural Residential District.  
**Request:** C-2, Commercial District (H-35).  
**Proposed Use:** Office development.  
**Applicant(s):** GMD Holdings, LLC; c/o Michael Shannon, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** John and Elizabeth McCabe; 250 West Spring Street, Suite 724; Columbus, OH 43215.  
**Planner:** Hayley Feightner; 614-645-3526; [hefeightner@columbus.gov](mailto:hefeightner@columbus.gov)
5. **APPLICATION:** [Z20-029](#)  
**Location:** **1400 BETHEL RD. (43220)**, being 2.66± acres located at the northeast corner of Bethel Road and Godown Road (010-138788 & 010-132390; Northwest Civic Association).  
**Existing Zoning:** C-4, Commercial District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Eating and drinking establishment, convenience store, and fuel sales.  
**Applicant(s):** SkilkenGold Development, LLC; c/o Connie Klema, Atty; PO Box 991; Pataskala, OH 43062.  
**Property Owner(s):** Bucla, Inc.; 25380 Miles Road; Bedford Heights, OH 4414; and LAR JO LTD, LLC; 605 South Front Street, Suite 200; Columbus, OH 43215.  
**Planner:** Hayley Feightner; 614-645-3526; [hefeightner@columbus.gov](mailto:hefeightner@columbus.gov)

6. **APPLICATION:** [Z20-005](#)  
**Location:** **1836 LOCKBOURNE RD. (43207)**, being 3.40± acres located at the northeast corner of Lockbourne and Smith Roads (010-089608 & 7 others; Columbus Southside Area Commission).  
**Existing Zoning:** L-M, Limited Manufacturing District.  
**Request:** AR-1, Apartment Residential and R-3, Residential districts (H-35).  
**Proposed Use:** Multi-unit and single-unit residential development.  
**Applicant(s):** Woda Cooper Companies, Inc.; 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):** City of Columbus; c/o John Turner; 845 Parsons Avenue; Columbus, OH 43206.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)
7. **APPLICATION:** [Z20-021](#)  
**Location:** **1573 E. LIVINGSTON AVE. (43205)**, being 1.03± acres located at the southeast and southwest corners of East Livingston Avenue and Geers Avenue (010-080525 and 010-080524; Livingston Avenue Area Commission).  
**Existing Zoning:** C-4, Commercial District.  
**Request:** AR-3, Apartment Residential and CPD, Commercial Planned Development Districts (H-35).  
**Proposed Use:** Multi-unit residential development and parking lot.  
**Applicant(s):** Woda Cooper Companies, Inc.; 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):** 1573 East Livingston Limited Partnership; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1<sup>st</sup> Floor; Columbus, OH 43215.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)
8. **APPLICATION:** [Z19-100](#)  
**Location:** **261 HAMILTON AVE. (43203)**, being 0.63± acres located at the southwest corner of Hamilton Avenue and Mt. Vernon Avenue (010-043112 and 8 others; Near East Area Commission).  
**Existing Zoning:** R-2F, Residential District.  
**Request:** AR-3 Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Kelley Companies; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1<sup>st</sup> Floor; Columbus, OH 43215; and Michael Kelley, Atty.; 175 S. Third Street, Ste. 1020; Columbus, OH 43215.  
**Property Owner(s):** Shiloh Baptist Church of Columbus et al; c/o Michael Kelley, Atty.; 175 S. Third Street, Ste. 1020; Columbus, OH 43215.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

9. **APPLICATION:** [Z20-042](#)  
**Location:** **762 MT. VERNON AVE. (43203)**, being 0.81± acres located at the northeast corner of Mt. Vernon Avenue and Hamilton Avenue (010-033094 and 11 others; 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):** Kelley Companies; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1<sup>st</sup> Floor; Columbus, OH 43215; and Michael Kelley, Atty.; 175 S. Third Street, Ste. 1020; Columbus, OH 43215.  
**Property Owner(s):** Shiloh Baptist Church of Columbus et al; c/o Michael Kelley, Atty.; 175 S. Third Street, Ste. 1020; Columbus, OH 43215.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)
10. **APPLICATION:** [Z19-057](#)  
**Location:** **7300 E. BROAD ST. (43004)**, being 6.47± acres located on the north side of East Broad Street, 680± feet west of Bannockburn Boulevard (440-289604, 440-289605, and 440-289606; Far East Area Commission).  
**Existing Zoning:** R, Rural District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Senior housing development.  
**Applicant(s):** HSL East Broad, 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):** Robert L. Althoff, SU TR; 7398 East Broad Street; Blacklick, OH 43004.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)



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

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