

**AGENDA RESULTS  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JULY 9, 2020**

The Development Commission of the City of Columbus held a public hearing on the following zoning applications on **Thursday, July 9, 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 WERE HEARD ON THE 6 P.M. AGENDA:**

1.     **APPLICATION:**            [Z20-033](#)  
      **Location:**                **824 OAK ST. (43205)**, being 0.27± acres located on the north side of Oak Street, 100± feet east of South Monroe Avenue (010-002707 and 010-035030; Near East Area Commission).  
  
      **Existing Zoning:**        R-3, Residential, and ARLD, Apartment Residential Districts.  
      **Request:**                 ARLD, Apartment Residential District (H-35).  
      **Proposed Use:**          Two, three-unit dwellings.  
      **Applicant(s):**            Lawrence Y. Shin; c/o Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2<sup>nd</sup> Floor; Columbus, OH 43215.  
  
      **Property Owner(s):**     The Applicant.  
      **Planner:**                 Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**POSTPONED**

2.     **APPLICATION:**            [Z20-025](#)  
      **Location:**                **3225 SULLIVANT AVE. (43204)**, being 0.2± acres located on the south side of Sullivant Avenue, 216± feet west of South Brinker Avenue (010-034160; Greater Hilltop Area Commission).  
  
      **Existing Zoning:**        AR-1, Apartment Residential District.  
      **Request:**                 CPD, Commercial Planned Development District (H-35).  
      **Proposed Use:**          Conform existing office building.  
      **Applicant(s):**            Mark Douglas Realty LLC; c/o Jeffrey L. Brown, Atty.; 37 W. Broad Street, Suite 460; Columbus, OH 43215.  
  
      **Property Owner(s):**     The Applicant.  
      **Planner:**                 Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**APPROVAL (5-0)**

3. **APPLICATION:** [Z20-018](#)  
**Location:** **3101 AGLER RD. (43218)**, being 17.82± acres located on the south side of Agler Road between Sunbury Road and North Cassady Avenue (010-108654 & 6 others; Northeast Area Commission).  
**Existing Zoning:** R, Rural, R-1, Residential, C-3, Commercial, L-C-5, Limited Commercial, and P-1, Private Parking Districts.  
**Request:** L-M, Limited Manufacturing District (H-35).  
**Proposed Use:** Warehouse, distribution, and office uses.  
**Applicant(s):** Agler Joint Venture, LLC; c/o Michael Shannon, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** SV Inc.; 4777 Aberdeen Avenue; Dublin, OH 43016.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**APPROVAL (5-0) CONDITIONED ON NORTHEAST AREA COMMISSION RECOMMENDATION OF APPROVAL**

4. **APPLICATION:** [Z20-031](#)  
**Location:** **8001 RAVINES EDGE CT. (43235)**, being 1.84± acres located on the northwest side of the terminus of Ravines Edge Court (610-207437; Far North Columbus Communities Coalition).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** In-patient medical treatment facility.  
**Applicant(s):** The Emily Program; c/o Kate Norris; 1295 Bandana Boulevard West, Suites 310 and 210; St. Paul, MN 55108; and Jill Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215  
**Property Owner(s):** Center for Eating Disorders and Psychotherapy; PO Box 600; Worthington, OH 43085.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**APPROVAL (5-0)**

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 (H-35).  
**Proposed Use:** Fuel sales, convenience store, and eating and drinking establishment.  
**Applicant(s):** SkilkenGold Development; c/o Connie Klema, Atty; PO Box 991; Pataskala, OH 43062.  
**Property Owner(s):** Bucla, Inc.; 25380 Miles Road; Bedford Heights, OH 44146; and LAR JO LTD, LLC; 605 South Front Street, Suite 200; Columbus, OH 43215.  
**Planner:** Hayley Feightner; 614-645-3526; [hfeightner@columbus.gov](mailto:hfeightner@columbus.gov)

**APPROVAL (5-0)**

**6. APPLICATION:** [Z20-035](#)  
**Location:** **1550 N. WILSON RD. (43204)**, being 4.82± acres located on the east side of North Wilson Road, 130± feet north of Newell Drive (560-220077; West Scioto Area Commission).  
**Existing Zoning:** L-M-2, Limited Manufacturing District.  
**Request:** L-M-2, Limited Manufacturing District (H-35).  
**Proposed Use:** Manufacturing and distribution facility.  
**Applicant(s):** 1550 N. Wilson, LLC; c/o James V. Maniace, Atty.; 65 East State Street, Suite 1000; Columbus, OH 43215.  
**Property Owner(s):** Mary C. Clark, Trustee; Clark Graphics Inc.; P.O. Box 28183; Columbus, OH 43228.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**APPROVAL (5-0) CONDITIONED ON EAST BUILDING SETBACK AND 18' HIGH LIGHT POLES**

**7. APPLICATION:** [Z19-098](#)  
**Location:** **3370 TRABUE RD. (43228)**, being 3.47± acres located on the north side of Trabue Road, 235± feet west of Dublin Road (203-287898, 203-287907, & 203-287902; West Scioto Area Commission).  
**Existing Zoning:** R, Rural District.  
**Request:** L-M, Limited Manufacturing District (H-60).  
**Proposed Use:** Self-storage facility.  
**Applicant(s):** Cardinal Self Storage LLC; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.  
**Property Owner(s):** Lilda Delewese, Trustee; 5573 Brickston Place; Hilliard, OH 43026.  
**Planner:** Kelsey Priebe; 614-645-1341; [kpriebe@columbus.gov](mailto:kpriebe@columbus.gov)

**APPROVAL (3-1-1)**

**8. APPLICATION:** [Z20-023](#)  
**Location:** **2214 HILLIARD & ROME RD. (43228)**, being 1.11± acres located on the east side of Hilliard & Rome Road, 225± feet south of Avia Drive (560-154567 and 560-122526; Far West Side Area Commission).  
**Existing Zoning:** C-2, Commercial District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Tire store.  
**Applicant(s):** GEMCAP Development; c/o David Hodge, Atty.; 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)

**TABLED (5-0)**

9. **APPLICATION:** [Z20-038](#)  
**Location:** **2700 BRICE RD. (43068)**, being 1.57± acres located at the southeast corner of Brice Road and Tussing Road (530-215421 & 530-214869; Far East Area Commission).  
**Existing Zoning:** C-4, Commercial District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Fuel sales, convenience store, and eating and drinking establishment.  
**Applicant(s):** Skilken Gold Development, LLC; c/o Ryan Herchenroether; 4270 Morse Road; Columbus, OH 43230.  
**Property Owner(s):** Brixmor GA Apollo I Sub, LLC; 8700 West Bryn Mawr Avenue, Suite 1000S; Chicago, IL 60631.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**APPROVAL (5-0)**

10. **APPLICATION:** [Z20-039](#)  
**Location:** **6067 E. MAIN ST. (43213)**, being 19.75± acres located on the south side of East Main Street, 350± feet east of McNaughten Road (010-294645; Far East Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Addition of car wash to existing commercial development.  
**Applicant(s):** Moo Moo Car Wash.; 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):** SRL East Main Center LLC, P.O. Box 24550; Columbus, OH 43224.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**APPROVAL (5-0)**

11. **APPLICATION:** [Z20-040](#)  
**Location:** **27 W. JENKINS AVE. (43207)**, being 2.53± acres located at the southwest corner of West Jenkins Avenue and South Wall Street; 170± feet west of South High Street (010-021364; Columbus Southside Area Commission).  
**Existing Zoning:** M, Manufacturing District.  
**Request:** AR-1, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Woda Cooper Companies, Inc., 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):** Jenkins Street Lofts Limited Partnership, c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, First Floor; Columbus, OH 43215  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**APPROVAL (5-0)**

12. **APPLICATION:** [Z20-001](#)
- Location:** **33 W. MORRILL AVE. (43207)**, being 2.75± acres located west of the terminus of West Morrill Avenue, on the west side of South Wall Street (010-035183; Columbus Southside Area Commission).
- Existing Zoning:** M, Manufacturing and AR-1, Apartment Residential Districts.
- Request:** ARLD, Apartment Residential District (H-35).
- Proposed Use:** Multi-unit residential development.
- 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):** 33 West Morrill, LLC; c/o Christopher J. Knoppe; P.O. Box 732; Worthington, OH 43085.
- Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**APPROVAL (5-0)**



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