

**AGENDA RESULTS
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 12, 2020**

The Development Commission of the City of Columbus held a public hearing on the following zoning applications on **Thursday, November 12, 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:** [Z20-063](#)
Location: **793 W. STATE ST. (43222)**, being 2.0± acres located at the terminus of West State Street at South Souder Avenue (part of 010-066952; Franklinton Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: AR-3, Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): Thrive Companies; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Joseph J. Reidy, Atty.; 842 North Fourth Street, Suite 200; Columbus, OH 43215.
Property Owner(s): Mount Carmel Health System; c/o Thomas Luba; 6150 East Broad Street; Columbus, OH 43213.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

APPROVAL (5-0)

2. **APPLICATION:** [Z20-078](#)
Location: **875 N. 4TH ST. (43215)**, being 0.57± acres located at the northwest corner of North 4th Street and East 1st Avenue (010-033474; Italian Village Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District and R-2F, Residential District (H-35).
Proposed Use: Mixed-use development.
Applicant(s): Lykens Companies; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): Blankenship Family, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

APPROVAL (5-0) CONDITIONED UPON RESOLVING MANEUVERING ISSUE WITH ADJACENT OWNER

3. APPLICATION: [Z20-075](#)
Location: **32 AVONDALE AVE. (43219)**, being 0.09± acres located at the southeast corner of Avondale Avenue and West Capital Street (010-027137; Franklinton Area Commission).
Existing Zoning: R-2F, Residential District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Parking lot.
Applicant(s): 975 West Broad Street LLC; c/o Sean Knoppe; P.O. Box 732; Worthington, OH 43085.
Property Owner(s): The Applicant.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

APPROVAL (5-0)

4. APPLICATION: [Z20-067](#)
Location: **1410 CLEVELAND AVE. (43211)**, being 1.23± acres located at the northeast corner of Cleveland Avenue and East 11th Avenue (010-052658 & 010-002792; South Linden Area Commission).
Existing Zoning: CPD, Commercial Planned Development District, and R-4, Residential District.
Request: CPD, Commercial Planned Development District (H-60).
Proposed Use: Parking lot expansion for existing mixed-commercial building.
Applicant(s): Prime AE Group; c/o Shawn Mason; 8415 Pulsar Place, Suite 300; Columbus, OH 43240.
Property Owner(s): City of Columbus; c/o Andrew Bobay; Department of Finance and Management; 90 West Broad Street; Columbus, OH 43215.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

APPROVAL (5-0) CONDITIONED UPON SOUTH LINDEN AREA COMMISSION APPROVAL

5. APPLICATION: [Z20-077](#)
Location: **4201 S. HAMILTON RD. (43125)**, being 2.79± acres located on the west side of South Hamilton Road, 800± feet south of Bayleap Drive (part of 530-193321; Greater South East Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Fuel sales, convenience store, and eating and drinking establishment.
Applicant(s): SkilkenGold Development, LLC; c/o Ryan Herchenroether; 4270 Morse Road; Columbus, OH 43230.
Property Owner(s): Saver Motel Inc.; 4289 Stonehaven Drive; Columbus, OH 43220.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

APPROVAL (5-0)

6. **APPLICATION:** [Z20-054](#)
Location: **2685 E. LIVINGSTON AVE. (43209)**, being 4.94 ± acres located at the southeast and southwest corners of East Livingston Avenue and Brookwood Road (010-087745 & 5 others; Mideast Area Commission).
Existing Zoning: R-3, Residential District.
Request: AR-O, Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): National Church Residences, c/o Matthew Bierlein, Atty.; 2335 North Bank Drive; Columbus, OH 43220.
Property Owner(s): Unity Presbyterian Church of Reynoldsburg, Inc., successor by merger to Brookwood Presbyterian Church; 6969 East Livingston Avenue; Columbus, OH 43068.
Planner: Hayley Feightner; 614-645-3526; hefeightner@columbus.gov

APPROVAL (5-0)

7. **APPLICATION:** [Z20-068](#)
Location: **6285 MAPLE CANYON AVE. (43229)**, being 4.52± acres located on the west side of Maple Canyon Avenue, 150± feet south of Pipestem Court (010-147419; Northland Community Council).
Existing Zoning: R-1, Residential District.
Request: ARLD, Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): Homeport; c/o Laura MacGregor Comek, Atty.; 17 South High Street, Suite 700; Columbus, OH 43215.
Property Owner(s): Ronald J. Brofford and William J. Brofford; 1287 Home Acre Drive; Columbus, OH 43229.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

APPROVAL (5-0)

8. **APPLICATION:** [Z20-074](#)
Location: **999 E. DUBLIN-GRANVILLE RD. (43229)**, being 1.54± acres located on the south side of East Dublin-Granville Road, 350± feet east of North Meadows Boulevard (010-130884; Northland Community Council).
Existing Zoning: C-4, Commercial District.
Request: AR-O, Apartment Office District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): National Church Residences; c/o Matt Bierlein, Atty.; 2335 North Bank Drive; Columbus, OH 43220.
Property Owner(s): National Church Residences Investment Corporation; 2335 North Bank Drive; Columbus, OH 43220.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

APPROVAL (5-0)

9. **APPLICATION:** [Z20-082](#)
Location: **2055 IKEA WAY (43240)**, being 1.56± acres located on the south side of Ikea Way, 240± feet east of Fermi Drive (part of 31844202025001; Far North Columbus Communities Coalition).
Existing Zoning: L-C-4, Limited Commercial District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Car wash.
Applicant(s): Trilogy CWS LLC; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): Polaris NCW LLC; 8800 Lyra Drive; Columbus, OH 43240.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

APPROVAL (5-0)

10. **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, 2nd Floor; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

APPROVAL (4-1)

THE FOLLOWING APPLICATIONS WERE HEARD ON THE 7 P.M. AGENDA:

11. **APPLICATION:** [Z20-028](#)
Location: **4660 KENNY RD. (43220)**, being 1.99± acres located on the east side of Kenny Road, 380± feet north of Godown Road (010-129794; Northwest Civic Association).
Existing Zoning: L-AR-1, Limited Apartment Residential District.
Request: AR-1, Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): Kenny Road Storage, LLC; c/o David Hodge, Atty.; Underhill & Hodge, LLC; 8000 Walton Parkway, Suite 260; Columbus, OH 43054.
Property Owner(s): The Applicant.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

APPROVAL (5-0)

12. APPLICATION: [Z20-057](#)
Location: **3111 HAYDEN RD. (43235)**, being 5.37± acres located on the south side of Hayden Road, 500± feet east of Riverside Drive (590-173371; Northwest Civic Association).
Existing Zoning: PUD-8, Planned Unit Development District.
Request: L-AR-1, Limited Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Metro Development LLC; c/o Jill Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): Sawmill Athletic Club LLC; 470 Olde Worthington Road, Suite 100; Westerville, OH 43082.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

APPROVAL (5-0)

13. APPLICATION: [Z19-099](#)
Location: **80 S. 18th ST. (43205)**, being 2.43± acres located at the northeast corner of South Eighteenth Street and Oak Street (010-019959 and 11 others; Near East Area Commission).
Existing Zoning: ARLD, Apartment Residential, CPD, Commercial Planned Development, and R-3, Residential Districts.
Request: CPD, Commercial Planned Development District (H-60).
Proposed Use: Mixed-use development.
Applicant(s): Metropolitan Holdings; c/o David Hodge, Atty.; Underhill & Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Columbus Area Chapter of the American Red Cross, et. al.; 995 East Broad Street; Columbus, OH 43205.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

APPROVAL (2-1-1)



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