

**AGENDA RESULTS  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
DECEMBER 10, 2020**

The Development Commission of the City of Columbus held a public hearing on the following zoning applications on **Thursday, December 10, 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:** [Z20-032](#)  
**Location:** **972 HARMON AVE. (43223)**, being 0.72± acres located at the northeast corner of Harmon Avenue and Greenlawn Avenue (010-063331 & 010-005632; No Group).  
**Existing Zoning:** C-4, Commercial District and R-4, Residential District.  
**Request:** M, Manufacturing District (H-35).  
**Proposed Use:** Contractor’s storage yard.  
**Applicant(s):** HK Phillips Restoration, Inc.; c/o Jeffrey L. Brown, Atty.; Smith and Hale, LLC; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**APPROVAL (6-0)**

2. **APPLICATION:** [Z20-065](#)  
**Location:** **986 CLEVELAND AVE. (43201)**, being 1.07± acres located at the northeast corner of Cleveland Avenue and Gibbard Avenue (010-008009 and 8 others; Milo-Grogan Area Commission).  
**Existing Zoning:** C-4, Commercial, and R-4, Residential Districts.  
**Request:** AR-3, Apartment Residential (H-60), and CPD, Commercial Planned Development (H-35) Districts.  
**Proposed Use:** Multi-unit residential development and parking lot.  
**Applicant(s):** 5CL Properties, 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.  
**Property Owner(s):** 986 Cleveland, LLC et al; c/o Joel Yakovac; 545 East Fifth Avenue; Columbus, OH 43201.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**APPROVAL (6-0)**

3. **APPLICATION:** [Z20-069](#)  
**Location:** **921 PARSONS AVE. (43206)**, being 0.17± acres located at the southeast corner of Parsons Avenue and Stanley Avenue (010-011376 & 010-055972; Columbus Southside Area Commission).  
**Existing Zoning:** C-5, Commercial District.  
**Request:** C-4, Commercial District (H-35).  
**Proposed Use:** Mixed-use development.  
**Applicant(s):** Brian Higgins; 1349 Dennison Avenue; Columbus, OH 43201.  
**Property Owner(s):** Parsons Avenue Redevelopment Corporation; P.O. Box 6355; Columbus, OH 43207.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**APPROVAL (6-0)**

4. **APPLICATION:** [Z20-079](#)  
**Location:** **3655 W. DUBLIN-GRANVILLE RD. (43235)**, being 1.0± acre located at the southeast corner of West Dublin-Granville Road and Martin Road (590-215163; Northwest Civic Association).  
**Existing Zoning:** C-3, Commercial District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Car wash facility.  
**Applicant(s):** Blue Sky Car Wash; c/o Barry Nutter; 441 Keisel Court; Powell, OH 43065; and Ceso, Inc.; c/o Jarrod Mahaffey, Atty.; 2800 Corporate Exchange Drive, Suite 400; Columbus, OH 43231.  
**Property Owner(s):** MJL WDG LLC; c/o Mark Luttner; 3900 Park East Drive, Suite 200; Beachwood, OH 44122.  
**Planner:** Hayley Feightner; 614-645-3526; [hefeightner@columbus.gov](mailto:hefeightner@columbus.gov)

**APPROVAL (6-0)**

5. **APPLICATION:** [Z20-083](#)  
**Location:** **1550 KENNY RD. (43212)**, being 1.04± acres located on the east side of Kenny Road, 220± feet south of King Avenue (010-201402; Fifth by Northwest Area Commission).  
**Existing Zoning:** C-4, Commercial District.  
**Request:** AR-3, Apartment Residential District (H-60).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Preferred Living; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** R & RH Ltd.; 1550 Kenny Road; Columbus, OH 43212.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**TABLED (6-0)**

**6. APPLICATION:** [Z20-085](#)  
**Location:** **175 BUSINESS CENTER DR. (43004)**, being 6.67± acres located at the northwest corner of Business Center Drive and Brice Road (010-165727 & 010-299441; Far East Area Commission).  
**Existing Zoning:** M-2, Manufacturing District.  
**Request:** L-AR-1, Limited Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Metro Development, LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** 225 Business Center Drive, LLC; 225 Business Center Drive; Columbus, OH 43004.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**TABLED (6-0)**

**7. APPLICATION:** [Z20-036](#)  
**Location:** **2625 HILLIARD ROME RD. (43026)**, being 2.44± acres located on the west side of Hilliard Rome Road, 245± feet north of Roberts Road (part of 560-189102; Far West Side 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):** SkilkenGold Development, LLC; c/o Troy Daniel; 520 South Main Street; Akron, OH 44311.  
**Property Owner(s):** Prodigies II LLC; 6543 Commerce Parkway, Suite T; Dublin, OH 43017.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**TABLED (6-0)**

**8. APPLICATION:** [Z20-062](#)  
**Location:** **931 HILLIARD & ROME RD. (43228)**, being 4.98± acres located on the east side of Hilliard & Rome Road, 850± feet south of Fisher Road (part of 240-000203; Far West Side Area Commission).  
**Existing Zoning:** R, Rural District (Annexation Pending).  
**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 David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** LJKJ ROME HILLIARD LLC; 5775 Perimeter Drive, Suite 275; Dublin, OH 43017.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**APPROVED (5-1) CONDITIONED UPON OUTSTANDING TRAFFIC ISSUES BEING RESOLVED TO THE SATISFACTION OF THE DEPARTMENT OF PUBLIC SERVICE**



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