

**AGENDA RESULTS
DEVELOPMENT COMMISSION
POLICY AND ZONING MEETINGS
CITY OF COLUMBUS, OHIO
JANUARY 14, 2021**

The Development Commission of the City of Columbus held a public hearing on the following policy item and zoning applications on **Thursday, January 14, 2021**, 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 POLICY ITEM WAS HEARD ON THE 6 P.M. AGENDA:

Columbus Zoning Code Assessment Briefing

Anthony J. Celebrezze; Assistant Director
City of Columbus Department of Building and Zoning Services
614-645-6769; ajcelebrezze@columbus.gov

NO ACTION TAKEN

THE FOLLOWING ZONING APPLICATIONS WERE HEARD IMMEDIATELY AFTER THE POLICY ITEM:

- APPLICATION:** [Z19-071](#)
Location: **4509 CLEVELAND AVE. (43230)**, being 0.13± acres located at the southwest intersection of Cleveland Avenue and Brooklyn Road (600-146409; Northland Community Council).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-C-2, Limited Commercial District (H-35).
Proposed Use: Day care center.
Applicant(s): Frederick Sambor; 1390 Hanbury Court; Gahanna, OH 43230.
Property Owner(s): Hakim and Theresa Kalokoh; 7027 Onyxbluff Lane; Blacklick, OH 43004.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

APPROVAL (6-0) CONDITIONED UPON ADDING LANGUAGE TO THE LIMITATION TEXT REQUIRING THE INSTALLATION OF BOLLARDS, A MASONRY OR CONCRETE BARRIER BETWEEN THE PROPOSED PLAYGROUND AND CLEVELAND AVENUE, OR RELOCATING THE PLAYGROUND AREA TO THE REAR OF THE BUILDING

2. APPLICATION: [Z20-036](#)
Location: **2625 HILLIARD & ROME RD. (43026)**, being 2.58± 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: Eating and drinking establishment, convenience store, and fuel sales.
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

TABLED (6-0)

3. APPLICATION: [Z20-081](#)
Location: **3301 BRICE RD. (43110)**, being 29.25± acres located on the west side of Brice Road, 800± feet south of Chatterton Road (530-166416 and 530-122777; Greater South East Area Commission).
Existing Zoning: R, Rural District.
Request: L-ARLD, Limited Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Fairway Realty; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Nancy Wright, et al; 474 Lithopolis Winch Road; Canal Winchester, OH 43110.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

TABLED (6-0)

4. 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

TABLED (6-0)

5. **APPLICATION:** [Z20-085](#)
Location: **175 BUSINESS CENTER DR. (43004)**, being 8.62± acres located at the northwest corner of Business Center Drive and North 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

DISAPPROVAL (5-1)

6. **APPLICATION:** [Z20-088](#)
Location: **2900 CASSADY AVE. (43219)**, being 1.82± acres located on the west side of North Cassady Avenue, 280± feet north of Airport Drive (010-253470; North East Area Commission).
Existing Zoning: L-C-4, Limited Commercial District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Fuel sales facility with accessory eating and drinking establishment and convenience store.
Applicant(s): SkilkenGold Development; c/o Sarah Gold; 4270 Morse Road; Columbus, OH 43230.
Property Owner(s): Columbus Airport Hospitality, Inc.; 1521 North Cassady Avenue; Columbus, OH 43219.
Planner: Hayley Feightner; 614-645-3526; hefeightner@columbus.gov

APPROVAL (6-0) CONDITIONED UPON EXPLORING FURTHER SITE DESIGN OPTIONS IN COORDINATION WITH THE PLANNING DIVISION; AN APPROVED TRAFFIC IMPACT STUDY; AND NORTHEAST AREA COMMISSION RECOMMENDATION FOR APPROVAL

7. **APPLICATION:** [Z20-093](#)
Location: **2295 MOCK RD. (43219)**, being 0.88± acres located at the southeast corner of Mock Road and Brentnell Avenue (010-167524 & 010-166698; North Central Area Commission).
Existing Zoning: R, Residential and C-3, Commercial districts.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Community scale commercial uses.
Applicant(s): Miracit Development Corporation, Inc.; c/o Alex Frazier, Agent; Hurley and Stewart, LLC; 2800 South Eleventh Street; Kalamazoo, MI 49009.
Property Owner(s): Miracit Development Corporation, Inc.; c/o Sharon Francis; 2181 Mock Road; Columbus, OH 43219.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

TABLED (6-0)

8. APPLICATION: [Z20-090](#)
Location: **1572 MCNAUGHTEN RD. (43232)**, being 10.54± acres located on the east side of McNaughten Road, 1,500± north of East Livingston Avenue (550-156223, 550-156222, 550-156224 & 550-155903; Far East Area Commission).
Existing Zoning: R-1, Residential District.
Request: L-ARLD, Limited Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Metro Development, LLC; c/o Jeffrey L. Brown, Atty.; Smith and Hale, LLC; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Evelyn F. Beeghley, et al; 2920 Torrey Pines Drive; Pickerington, OH 43147.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

APPROVAL (6-0)

9. APPLICATION: [Z20-080](#)
Location: **641 E. KOSSUTH ST. (43206)**, being 0.88± acres located at the southwest corner of East Kossuth Street and South 17th Street (010-004104; Columbus Southside Area Commission).
Existing Zoning: C-4, Commercial District.
Request: R-2F, Residential District (H-35).
Proposed Use: Ten single-unit dwellings.
Applicant(s): Juliet Bullock Architects; 1182 Wyandotte Road; Columbus, OH 43212.
Property Owner(s): East Kossuth LLC; c/o Tracy Cohen; 493 East Livingston Avenue; Columbus, OH 43215.
Planner: Hayley Feightner; 614-645-3526; hfeightner@columbus.gov

APPROVAL (6-0)

10. APPLICATION: [Z20-070](#)
Location: **5076 S. HIGH ST. (43207)**, being 496.07± acres located at the southeast corner of South High Street and Rathmell Road (510-180711; Far South Columbus Area Commission).
Existing Zoning: CPD, Commercial Planned Development, C-2, Commercial, ARLD and AR-12, Apartment Residential, R-2F, Residential, and SR, Suburban Residential Districts.
Request: L-M-2, Limited Manufacturing District (H-110).
Proposed Use: Limited industrial development.
Applicant(s): PFK Company II, LLC et al; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

APPROVAL (5-1) CONDITIONED UPON AN APPROVED TRAFFIC IMPACT STUDY

11. APPLICATION: [Z20-061](#)
Location: **280 E. WHITTIER ST. (43206)**, being 2.34± acres located at the northeast corner of East Whittier Street and Jaeger Street (010-030105; Columbus Southside Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District (H-60).
Proposed Use: Mixed-use development.
Applicant(s): Pizzuti GE LLC; c/o Michael Shannon, 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

TABLED (6-0)



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