

**AGENDA  
DEVELOPMENT COMMISSION  
POLICY AND ZONING MEETINGS  
CITY OF COLUMBUS, OHIO  
FEBRUARY 11, 2021**

The Development Commission of the City of Columbus will hold a public hearing on the following policy item and zoning applications on **Thursday, February 11, 2021**, beginning at **5:30 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 WILL BE HEARD ON THE 5:30 P.M. AGENDA:**

Presentation, Discussion, and Action

**1. East Franklinton Special Parking Area**

<https://www.columbus.gov/publicservice/parking/PROPOSED-E--FRANKLINTON-SPECIAL-PARKING-AREA/>

Amanda Ford, Parking Services; 614-645-6460; [aaford@columbus.gov](mailto:aaford@columbus.gov)

Jackie Yeoman, Planning Manager, 614-645-0663; [jeyeoman@columbus.gov](mailto:jeyeoman@columbus.gov)

Chris Presutti, Chief Zoning Official; 614-645-7849; [crpresutti@columbus.gov](mailto:crpresutti@columbus.gov)

**THE FOLLOWING ZONING APPLICATIONS WILL BE HEARD IMMEDIATELY AFTER THE POLICY ITEM:**

- 1. APPLICATION:** [Z20-091](#)  
**Location:** **840 MICHIGAN AVE. (43215)**, being 0.62± acres located at the northeast corner of Michigan Avenue and Buttles Avenue (010-140800; Harrison West Society).  
**Existing Zoning:** M, Manufacturing District.  
**Request:** AR-3, Apartment Residential District (H-60).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** JDS Companies; c/o Michael Shannon, Atty.; Underhill & Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** SWAC IV LLC; 447 East Main Street, Suite 200; Columbus, OH 43215.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)
- 2. APPLICATION:** [Z20-097](#)  
**Location:** **6051 SAWMILL RD. (43017)**, being 1.39± acres located on the west side of Sawmill Road, 262± feet north of Krier Drive (590-301909; Northwest Civic Association).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Building expansion for existing fast food establishment.  
**Applicant(s):** Chick-Fil-A, Inc.; c/o Alan Wiley, Agent; GBC Design Inc.; 565 White Pond Drive; Akron, OH 44320.  
**Property Owner(s):** Sawmill Ridge Plaza L.P.; c/o Charlie Fraas, Agent; 250 Civic Center Drive, Suite 500; Columbus, OH 43215.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

- 3. APPLICATION:** [Z20-098](#)  
**Location:** **3470 SNOUFFER RD. (43235)**, being 0.52± acres located on the north side of Snouffer Road, 180± feet west of Skyline Drive East (590-143661; Far Northwest Coalition).  
**Existing Zoning:** RR, Rural Residential District.  
**Request:** R-4, Residential District (H-35).  
**Proposed Use:** Three-unit dwelling.  
**Applicant(s):** Grabill & Co.; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** Estate of Ruth J. Barber; c/o Dennis Barber, executor; 6335 Shaftsbury Lane; Dublin, OH 43017.  
**Planner:** Hayley Feightner; 614-645-3526; [hefeightner@columbus.gov](mailto:hefeightner@columbus.gov)
- 4. APPLICATION:** [Z20-099](#)  
**Location:** **4465 CAUTELA DR. (43081)**, being 58.3± acres located west of the terminus of Cautela Drive and at the northwest corner of Central College Road and Lee Road (110-001051 and four others; No Group).  
**Existing Zoning:** R, Rural District (pending annexation).  
**Request:** PUD-4, Planned Unit Development District (H-35).  
**Proposed Use:** Mixed-residential development.  
**Applicant(s):** Treplus Communities; c/o Aaron L. Underhill, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** Keith and Brenda Thatcher, et al; 8005 Maxtown Road; Westerville, OH 43082.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)
- 5. APPLICATION:** [Z19-087](#)  
**Location:** **3735 EASTON WAY (43219)**, being 59.16± acres located at the southeast corner of Easton Way and Sunbury Road (010-221294 and 4 others; Northeast Area Commission).  
**Existing Zoning:** L-M, Limited Manufacturing and CPD, Commercial Planned Development Districts.  
**Request:** CPD, Commercial Planned Development District (H-200).  
**Proposed Use:** Mixed-use development.  
**Applicant(s):** Morso Holding Co.; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

6. **APPLICATION:** [Z19-088](#)  
**Location:** **3850 STELZER RD.**, being 91.01± acres mostly located on the east and west sides of Stelzer Road, north of Easton Way (520-105165 & 7 others; Northeast Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District and R-1, Residential District.  
**Request:** CPD, Commercial Planned Development District (H-200).  
**Proposed Use:** Mixed-use development.  
**Applicant(s):** Morso Holding Co.; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** Morso Holding Co.; Two Limited Parkway; Columbus, OH 43230.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)
7. **APPLICATION:** [Z19-089](#)  
**Location:** **4216 EASTON LOOP EAST (43219)**, being 16.57± acres located on the south side of Morse Road, 260± feet east of Stelzer Road (010-204695 and 6 others; Northeast Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District (H-200).  
**Proposed Use:** Mixed-use development.  
**Applicant(s):** Morso Holding Co.; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)
8. **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](mailto:krpriebe@columbus.gov)

9. **APPLICATION:** [Z20-092](#)  
**Location:** **4836 CLEVELAND AVE. (43231)**, being 4.38± acres located on the southeast corner of Cleveland Avenue and Bretton Woods Drive (600-129849; Northland Community Council).  
**Existing Zoning:** C-4, Commercial District.  
**Request:** ARLD, Apartment Residential District (H-35).  
**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):** Hristos K. Souhleris; 9454 Haaf Farms Drive; Pickerington, OH 43147.  
**Planner:** Hayley Feightner; 614-645-3526; [hefeightner@columbus.gov](mailto:hefeightner@columbus.gov)
10. **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](mailto:tedietrich@columbus.gov)
11. **APPLICATION:** [Z20-101](#)  
**Location:** **3981 BOWEN RD. (43110)**, being 32.9± acres located at the southwest corner of Bowen Road and Long Road (535-299530, 535-299531 & 535-299532; Greater South East Area Commission).  
**Existing Zoning:** PUD-6, Planned Unit Development District.  
**Request:** L-AR-12, Limited Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Lawndale Commons, LLC; c/o Jill Tangeman, Atty.; 52 East Gay Avenue; Columbus, OH 43215.  
**Property Owner(s):** Lawndale Commons, LLC; 470 Olde Worthington Road, Suite 100; Westerville, OH 43082.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**THE FOLLOWING ZONING APPLICATIONS WILL BE HEARD ON THE 7 P.M AGENDA:**

12. **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](mailto:spine@columbus.gov)
13. **APPLICATION:** [Z20-049](#)  
**Location:** **5055 SINCLAIR RD. (43229)**, being 7.58± acres located on the west side of Sinclair Road, 200± feet south of Freeway Drive North (010-061517 & 010-109761; Northland Community Council).  
**Existing Zoning:** M, Manufacturing District.  
**Request:** AR-1, Apartment Residential District (H-60).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** NRP Properties, LLC; c/o Dave Perry, Agent; David Perry Company; 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):** DRJ Family, LLC; 7723 Silver Lake Court; Westerville, OH 43082.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)
14. **APPLICATION:** [Z20-086](#)  
**Location:** **88 E. 9TH AVE. (43201)**, being 1.20± acres located at the northwest corner of East Ninth Avenue and Section Alley (010-046095 & 12 others; University Area Commission & University Impact District Review Board).  
**Existing Zoning:** R-4, Residential District and CPD, Commercial Planned Development District.  
**Request:** AR-3, Apartment Residential District (H-60).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Parallel Company; 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):** Silver, Ltd., et al; c/o Wayne Garland; 34 West Ninth Avenue; Columbus, OH 43201.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

15. **APPLICATION:** [Z20-103](#)  
**Location:** **222 W. LANE AVE. (43201)**, being 2.69± acres located on the north side of West Lane Avenue, 85± west of Neil Avenue (010-005348 & 5 others; University Area Commission).  
**Existing Zoning:** AR-3, Apartment Residential, AR-4, Apartment Residential, and CPD, Commercial Planned Development districts.  
**Request:** CPD, Commercial Planned Development District (H-110).  
**Proposed Use:** Mixed-use development.  
**Applicant(s):** Arcadia Development, LLC; c/o Dave Perry, Agent; David Perry Company; 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):** Harrison Holdings I, LLC, et al; 222 West Lane Avenue; Columbus, OH 43201.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)
16. **APPLICATION:** [Z20-102](#)  
**Location:** **3945 S. HAMILTON RD. (43125)**, being 1.36± acres located on the west side of South Hamilton Road, 800± feet north of State Route 33 (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:** Car wash.  
**Applicant(s):** Moo Moo Car Wash; 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):** Saver Motel Inc.; 4289 Stonehaven Drive; Columbus, OH 43220.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)
17. **APPLICATION:** [Z20-104](#)  
**Location:** **915 W. 5<sup>TH</sup> AVE. (43212)**, being 2.04± acres located on the south side of West Fifth Avenue, 190± feet east of Norton Avenue (010-063098 and 8 others; Fifth by Northwest Area Commission).  
**Existing Zoning:** M, Manufacturing District.  
**Request:** CPD, Commercial Planned Development District (H-60).  
**Proposed Use:** Mixed-use development.  
**Applicant(s):** WC ECP Monarch, 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):** White Castle Systems, Inc.; c/o Brian Walkerly; 555 Edgar Waldo Way; Columbus, OH 43215.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

18. **APPLICATION:** [Z20-106](#)  
**Location:** **2253 E. LIVINGSTON AVE. (43209)**, being 2.46± acres located at the southwest corner of East Livingston Avenue and College Avenue (010-005131, 010-088060, and 010-004462; Mideast 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 Andrew Richlen; 4270 Morse Road; Columbus, OH 43230.  
**Property Owner(s):** McLaughlin Land Holdings, LLC; 1031 College Avenue; Columbus, OH 43209.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)
19. **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)
20. **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](mailto:krpriebe@columbus.gov)

**PLEASE NOTE THAT THE DEVELOPMENT COMMISSION MEMBERS WILL BE TAKING A MINIMUM 15 MINUTE BREAK AT 8 P.M.**



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