

**AGENDA  
DEVELOPMENT COMMISSION  
POLICY AND ZONING MEETINGS  
CITY OF COLUMBUS, OHIO  
MARCH 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, March 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/>

Robert Ferrin, Assistant Director, Parking Services; [rsferrin@columbus.gov](mailto:rsferrin@columbus.gov)  
Chris Presutti, Chief Zoning Official, Building and Zoning Services; [crpresutti@columbus.gov](mailto:crpresutti@columbus.gov)  
Jackie Yeoman, Planning Manager, Planning Division; [jeyeoman@columbus.gov](mailto:jeyeoman@columbus.gov)

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

- 1. APPLICATION:** [\*\*Z19-095\*\*](#)  
**Location:** **1750 MARYLAND AVE. (43203)**, being 4.93± acres located on the north side of Maryland Avenue, 175± feet west of Woodland Avenue (010-070431; Near East Area Commission).  
**Existing Zoning:** M, Manufacturing District.  
**Request:** L-ARLD, Limited Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Central Ohio Opportunity Fund, LLC; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** The Applicant.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)
- 2. APPLICATION:** [\*\*Z20-089\*\*](#)  
**Location:** **359 E. MARKISON AVE. (43207)**, being 0.61± acres located at the southwest corner of East Markison Avenue and South Washington Avenue (010-297819, 010-051321, 010-061553, and 010-029091; Columbus Southside Area Commission).  
**Existing Zoning:** R-2F, Residential District.  
**Request:** AR-1, Apartment Residential District (H-60).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Manning 569 Holdings, LLC; c/o David Hodge, Atty.; Underhill and Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** Manning 569 Holdings, LLC; 50 South Parkview Avenue; Bexley, OH 43209.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

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](mailto:krpriebe@columbus.gov)
4. **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)
5. **APPLICATION:** [Z20-094](#)  
**Location:** **199 S. OHIO AVE. (43205)**, being 0.35± acres located at the southwest corner of South Ohio Avenue and Franklin Avenue (010-026567, 010-039125, and 010-047274; Near East Area Commission).  
**Existing Zoning:** R-3, Residential District.  
**Request:** AR-1, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** OBrien Company, 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):** Sallie Gibson; 1067 Franklin Avenue; Columbus, OH 43205.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

6. **APPLICATION:** [Z20-107](#)  
**Location:** **980 E. RICH ST. (43205)**, being 0.35± acres located at the northeast corner of East Rich Street and South 20<sup>th</sup> Street (010-020650 & 010-028010; Near East Area Commission).  
**Existing Zoning:** R-3, Residential District.  
**Requested Zoning:** AR-3, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Blue Chip Homes, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)
7. **APPLICATION:** [Z20-096](#)  
**Location:** **1835 STELZER ROAD (43219)**, being 3.97± acres located on the west side of Stelzer Road, 532± feet north of Interstate 670 (445-301701 and 445-301702; Northeast Area Commission).  
**Existing Zoning:** R, Rural District.  
**Request:** L-M, Limited Manufacturing District (H-35).  
**Proposed Use:** Industrial development.  
**Applicant(s):** Precision Pipeline Services, LLC; c/o Tim Snider, Agent; 7558 King George Drive; New Albany, OH 43054.  
**Property Owner(s):** BMU4, LLC; 5 Wiveliscombe New Albany, OH 43054.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)
8. **APPLICATION:** [Z20-110](#)  
**Location:** **2337 N. CASSADY AVE. (43219)**, being 11.46± acres located on the west side of North Cassady Avenue, 560± feet south of Agler Road (010-122683 & 010-122684; Northeast Area Commission).  
**Existing Zoning:** AR-12, Apartment Residential District.  
**Request:** L-AR-1, 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):** Thomas D. Phillips III; 1719 North Cassady Avenue; Columbus, OH 43219.  
**Planner:** Hayley Feightner; 614-645-3526; [hefeightner@columbus.gov](mailto:hefeightner@columbus.gov)

9. **APPLICATION:** [Z20-111](#)  
**Location:** **2600 STELZER RD. (43219)**, being 26.88± acres located at the northeast corner of Stelzer Road and Codet Road (010-255289 & 11 others; Northeast Area Commission).  
**Existing Zoning:** R, Rural District & AR-12, Apartment Residential District.  
**Request:** L-AR-1, Limited Apartment Residential District (H-60).  
**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):** New Salem Missionary Baptist Church; 2956 Cleveland Avenue; Columbus, OH 43224.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)
10. **APPLICATION:** [Z20-072](#)  
**Location:** **3415 VISION DR. (43219)**, being 9.82± acres located on the north and northwest side of Patriot Boulevard, 700± feet south of Vision Drive (010-236091 and 010-221295; Northeast Area Commission).  
**Existing Zoning:** L-P-1, Limited Parking District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Solar panels on carports.  
**Applicant(s):** JP Morgan Chase; c/o Michael Shannon, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** Georgetown Chase Phase 1 LLC; P.O. Box 1919; Wichita Falls, TX 76307.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)
11. **APPLICATION:** [Z20-109](#)  
**Location:** **5940 CHANTRY DR. (43232)**, being 2.41± acres located at the northwest corner of Chantry Drive and Brice Road (010-232020; Far East Area Commission).  
**Existing Zoning:** C-4, Commercial District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Commercial development.  
**Applicant(s):** Moo Moo Car Wash; 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):** Franklin Progressive Assets II, LLC; 5858 Scarborough Boulevard; Columbus, OH 43232.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

# Table of Requests

12. **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)
13. **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)
14. **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)



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

Director's Office  
Building Plan Review  
Customer Service Center  
Engineering Plan Review

(614) 645-7776  
(614) 645-7562  
(614) 645-6090  
(614) 645-0032

Research/Records Center  
Zoning Clearance  
Zoning Public Hearings  
Zoning Confirmation Letters

(614) 645-6082  
(614) 645-8637  
(614) 645-4522  
(614) 645-8637