

**AGENDA
DEVELOPMENT COMMISSION
POLICY AND ZONING MEETINGS
CITY OF COLUMBUS, OHIO
APRIL 8, 2021**

The Development Commission of the City of Columbus will hold a public hearing on the following policy item and zoning applications on **Thursday, April 8, 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. Residential On-Site Produce Sales and Pickup Zoning Code Change

Cheryl Graffagnino; Local Food System Strategies Coordinator, Columbus Public Health
clgraffagnino@columbus.gov

Belkis Schoenhals; Senior Planner, Department of Development Division of Planning
beschoenhals@Columbus.gov

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

- 1. APPLICATION:** [Z20-084](#)
Location: **875 MICHIGAN AVE. (43215)**, being 0.99± acres located at the southwest corner of Michigan Avenue and Quality Place (010-212420 and 010-021383; Harrison West Society).
Existing Zoning: M, Manufacturing District.
Request: AR-3, Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Bunn Minnick Michigan Ave, 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): The Applicant.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

2. **APPLICATION:** [Z21-003](#)
Location: **30 HAWKES AVE. (43222)**, being 0.09± acres located at the southeast corner of Hawkes Avenue and West Capital Street (010-022584; Franklinton Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: R-2F, Residential District (H-35).
Proposed Use: Residential development.
Applicant(s): Sidestreet Development LLC; c/o Brianne DeRolphe, Agent; 689 Parsons Avenue; Columbus, OH 43206.
Property Owner(s): The Applicant.
Planner: Hayley Feightner; 614-645-3526; hefeightner@columbus.gov
3. **APPLICATION:** [Z20-112](#)
Location: **5770 KARL RD. (43229)**, being 1.10± acres located at the southeast corner of Karl Road and Karl Court (010-025380; Northland Community Council).
Existing Zoning: C-2, Commercial District & C-4, Commercial District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Commercial development.
Applicant(s): 480 Properties, LLC; c/o David Hodge, Atty.; Underhill & Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): The Applicant.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
4. **APPLICATION:** [Z20-117](#) ***Tabling Requested***
Location: **6050 CLEVELAND AVE. (43231)**, being 0.46± acres located at the northeast corner of Cleveland Avenue and Bella Via Avenue (010-148373; Northland Community Council).
Existing Zoning: L-C-2, Limited Commercial District.
Requested Zoning: AR-3, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Bart Overly; Blostein/Overly Architects; 922 West Broad Street; Columbus, OH 43222; and Michael Anthony, Atty.; 978 South Front Street; Columbus, OH 43206.
Property Owner(s): Sone Investments LLC; c/o Grace Fongod; 6455 East Livingston Avenue; Reynoldsburg, OH 43068.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

5. **APPLICATION:** [Z20-017](#)
Location: **5364 THOMPSON RD. (43230)**, being 3.84± acres located on the north side of Thompson Road, 390± feet east of Preservation Avenue (220-000369; Northland Community Council).
Existing Zoning: R, Rural District.
Request: AR-1, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): 5364 Thompson Road 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
6. **APPLICATION:** [Z21-004](#)
Location: **790 N. NELSON RD. (43219)**, being 1.00± acre located on the east side of North Nelson Road, 90± south of East Fifth Avenue (010-198687; North Central Area Commission).
Existing Zoning: R-4, Residential District and C-4, Commercial District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: City of Columbus public safety wellness center.
Applicant(s): City of Columbus; c/o Mike Jones; 90 West Broad Street; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
7. **APPLICATION:** [Z21-006](#)
Location: **4398 TRABUE ROAD (43228)**, being 10.11± acres located on the north side of Trabue Road, 300± feet west of Arlingate Lane (560-154574; West Scioto Area Commission).
Existing Zoning: R-1, Residential District.
Request: L-C-2, Limited Commercial District (H-35).
Proposed Use: Office-commercial uses.
Applicant(s): The American Society for Nondestructive Testing; c/o Jill Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): DJ&HE, LLC; c/o Theresa Casey-Fauver; 3163 Rivermill Drive; Columbus, OH 43220.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

8. **APPLICATION:** [Z21-007](#)
Location: **6440 E. BROAD ST. (43213)**, being 2.5± acres located at the northeast corner of East Broad Street and Outerbelt Street (520-214704 & 520-143645; Far East Area Commission).
Existing Zoning: CPD, Commercial Planned Developed District.
Request: CPD, Commercial Planned Developed District (H-60).
Proposed Use: Commercial development.
Applicant(s): Indus Broad Street Hotel, LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
9. **APPLICATION:** [Z19-038](#)
Location: **3553 REFUGEE RD. (43232)**, being 1.87± acres located on the south side of Refugee Road, 550± feet east of Weyburn Road (530-158222; Mideast Area Commission).
Existing Zoning: R, Rural District and C-2, Commercial District.
Request: L-C-4, Limited Commercial District (H-35).
Proposed Use: commercial development.
Applicant(s): Jeanne Cabral; 2939 Bexley Park Road; Columbus, OH 43209.
Property Owner(s): 1414 Property Unlimited LLC; c/o Wael Abdullah; 3553 Refugee Road; Columbus, OH 43232.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov
10. **APPLICATION:** [Z21-001](#)
Location: **3650 SUNBURY RD. (43219)**, being 11.64± acres located at the northeast corner of Sunbury Road and McCutcheon Road (010-146570; Northeast Area Commission).
Existing Zoning: PUD-8, Planned Unit Development District and R-1, Residential District.
Request: I, Institutional District (H-35).
Proposed Use: Religious facility and school.
Applicant(s): DeLaina Cox; c/o David A. Ingram, Atty.; Kegler Brown Hill & Ritter, LPA; 65 East State Street, Suite 1800; Columbus, OH 43215.
Property Owner(s): Allegheny West Conference Corp. of Seventh Day Advent; 1080 Kingsmill Parkway; Columbus, OH 43229.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

11. **APPLICATION:** [Z20-115](#)
Location: **5949 CENTRAL COLLEGE RD. (43054)**, being 6.17± acres located on the south side of Central College Road, 650± feet west of New Albany Road West (010-284651; Rocky Fork-Blacklick Accord Panel).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-C-4, Limited Commercial District and ARLD, Apartment Residential District (H-35).
Proposed Use: Mixed-use development.
Applicant(s): Granaz Real Estate LLC; c/o Aaron Underhill, Atty.; Underhill & Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Benchmark New Albany LLC; 4053 Maple Road; Amherst, NY 14226.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov
12. **APPLICATION:** [Z21-009](#)
Location: **590 REYNOLDS AVE. (43201)**, being 0.15± acres located on the north side of Reynolds Avenue, 140± feet west of North Ninth Street (010-001747; Milo-Grogan Area Commission).
Existing Zoning: P-1, Private Parking District.
Request: R-4, Residential District (H-35).
Proposed Use: Single-unit dwelling development.
Applicant(s): Milo Grogan Development LLC; c/o Derrick Haber; 3982 Powell Road, Suite 202; Powell, OH 43065.
Property Owner(s): The Applicant.
Planner: Lisa Russell; 614-645-6975; llrussell@columbus.gov
13. **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

14. **APPLICATION:** [Z20-106](#) ***Tabling Requested***
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

NOTE: THE COMMISSION WILL TAKE A 15 MINUTE BREAK AT 7:30 PM IF NECESSARY DUE TO THE LENGTH OF THE AGENDA.



111 North Front Street – Columbus OH 43215 – 614-645-7433 – bzs.columbus.gov

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