

**AGENDA RESULTS
DEVELOPMENT COMMISSION
POLICY AND ZONING MEETINGS
CITY OF COLUMBUS, OHIO
MAY 13, 2021**

The Development Commission of the City of Columbus held a public hearing on the following policy item and zoning applications on **Thursday, May 13, 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 WAS 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
Chris Presutti, Chief Zoning Official, Building and Zoning Services; crpresutti@columbus.gov
Jackie Yeoman, Planning Manager, Planning Division; jeyeoman@columbus.gov

APPROVAL (5-0)

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

- 1. **APPLICATION:** [Z21-015](#)
- Location:** **611 E. LIVINGSTON AVE. (43205)**, being 12.55± acres generally located on the south side of East Livingston Avenue between Parsons Avenue and Heyl Avenue (010-005613 & 53 others; Columbus Southside Area Commission).
- Existing Zoning:** CPD, Commercial Planned Developed District, C-4, Commercial District and R-2F, Residential District.
- Request:** CPD, Commercial Planned Developed District (H-110 & H-60).
- Proposed Use:** Nationwide Children’s Hospital expansion.
- Applicant(s):** Nationwide Children’s Hospital; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
- Property Owner(s):** Nationwide Children’s Hospital, et al; 700 Children’s Drive; Columbus, OH 43205.
- Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

APPROVAL (5-0) CONDITIONED ON REFINING ACCESSORY PERMITTED USES UNDER SECTION 3.C. IN THE COMMERCIAL PLANNED DEVELOPMENT TEXT

2. **APPLICATION:** [Z21-005](#)
Location: **116 N. WHEATLAND AVE. (43204)**, being 6.90± acres located on the east side of North Wheatland Avenue, 600± feet north of West Broad Street (010-267201; Greater Hilltop Area Commission).
Existing Zoning: NG, Neighborhood General District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use. Farming, market, and event / educational space.
Applicant(s): Mid-Ohio Food Collective; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): City of Columbus; c/o John Turner; 845 Parsons Avenue; Columbus, OH 43206.
Planner: Hayley Feightner; 614-645-3526; hefeightner@columbus.gov

APPROVAL (5-0)

3. **APPLICATION:** [Z21-020](#)
Location: **6055 REFUGEE RD. (43232)**, being 32.17± acres located on the south side of Refugee Road, 550± feet west of Brice Road (530-136862; Greater South East Area Commission).
Existing Zoning: R, Rural District.
Request: L-R-2, Limited Residential District (H-35).
Proposed Use. Single-unit dwellings.
Applicant(s): DR Horton-Indiana, LLC; c/o Molly Gwin; 2 Miranova Place, Suite 700; Columbus, OH 43215.
Property Owner(s): Lamp Thomas R. Trust; 4300 Julian Road SW; Lancaster, OH 43130.
Planner: Lisa Russell; 614-645-6975; lrussell@columbus.gov

APPROVAL (5-0)

4. **APPLICATION:** [Z20-100](#)
Location: **999 BONHAM AVE. (43211)**, being 10.87± acres located on the south side of Bonham Avenue at the terminus of St. Clair Avenue (010-019762 and 19 others; South Linden Area Commission).
Existing Zoning: M, Manufacturing District.
Request: L-AR-1, Limited Apartment Residential District (H-60).
Proposed Use. Multi-unit residential development.
Applicant(s): Ascent Development Group, LLC; c/o Rebecca Mott, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): Phil-Ro Land Co, LLC; c/o Philip Williams; 7422 Davis Road; Hilliard, OH 43026.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

DISAPPROVAL (0-5)

5. **APPLICATION:** [Z20-050](#)
Location: **1104 CLEVELAND AVE. (43201)**, being 1.29± acres located at the northeast corner of Cleveland Avenue and East 5th Avenue (010-010068 & 4 others; Milo-Grogan Area Commission).
Existing Zoning: C-4, Commercial District, and M, Manufacturing District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Fuel sales and convenience store.
Applicant(s): Thorntons, LLC; c/o Michael Shannon, Atty.; Underhill & Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Hump Holdings, LLC, Fifth Avenue Capital LLS; 4519 Kenny Road; Columbus, OH 43054.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

APPROVAL (5-0) CONDITIONED ON FOUR BRICK PIERS WITH FENCING PROVIDED ALONG BOTH SITE FRONTAGES WITH LANDSCAPING IN ACCORDANCE WITH UCO REQUIREMENTS

6. **APPLICATION:** [Z20-060](#)
Location: **2340 S. HIGH ST. (43207)**, being 1.65± acres located at the southeast corner of South High Street and Fornof Road (part of 010-007143; Far South Columbus Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Convenience store and fuel sales.
Applicant(s): Thortons LLC; c/o Michael Shannon, Atty.; Underhill & Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Muze Property Management LLC; P.O. Box 1461; Grove City, OH 43123.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

APPROVAL (5-0) CONDITIONED ON FOUR BRICK PIERS WITH FENCING AND STREET TREES PROVIDED ALONG BOTH SITE FRONTAGES

7. **APPLICATION:** [Z21-012](#)
Location: **3469 S. HIGH ST. (43207)**, being 3.32± acres located on the south Side of Williams Road, 500± feet west of South High Street (010-299451; Far South Columbus Area Commission).
Existing Zoning: C-4, Commercial District.
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use: Self-storage facility.
Applicant(s): Maurice Pogoda; 30500 Northwestern Highway, Suite 525; Farmington Hills, MI 48334.
Property Owner(s): The Applicant.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

APPROVAL (5-0)

8. **APPLICATION:** [Z20-037](#)
Location: **980 OLD HENDERSON RD. (43220)**, being 0.96± acres located on the north side of the intersection of Old Henderson Road and Mobile Drive (010-129821; Northwest Civic Association).
Existing Zoning: C-2, Commercial District.
Request: AR-3, Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): Old Henderson Holdings LLC; c/o David Hodge, Atty.; Underhill & Hodge LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): The Applicant.
Planner: Hayley Feightner; 614-645-3526; hefeightner@columbus.gov

TABLED (5-0)

9. **APPLICATION:** [Z20-117](#)
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

TABLED (5-0)

10. **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: Shannon Pine; 614-645-2208; spine@columbus.gov

APPROVAL (5-0) CONDITIONED ON A SPLIT RAIL FENCE ALONG THE SOUTH BOUNDARIES OF SUBAREA C, AND CONVERSION OF THE REQUEST TO AN L-ARLD DISTRICT.

11. **APPLICATION:** [Z20-022](#)
Location: **5652 ROBERTS RD. (43026)**, being 4.99± acres located on the north side of Roberts Road, 131± feet west of Rustling Oak Boulevard (560-136818; Far West Side Area Commission).
Existing Zoning: L-AR12, Limited Apartment Residential District.
Request: L-AR12, Limited Apartment Residential District (H-35).
Proposed Use: Expand parking lot for existing apartment complex.
Applicant(s): Tom Bell Properties, Ltd.; c/o Michael Shannon, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Hilliard Place, LLC; P.O. Box 819; Dublin, OH 43017.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

TABLED (5-0)

12. **APPLICATION:** [Z20-114](#)
Location: **457 CLEVELAND AVE. (43203)**, being 9.43± acres located on the west side Cleveland Avenue at the intersection with Jack Gibbs Boulevard (010-006173 and 5 others; No Group).
Existing Zoning: M, Manufacturing District.
Request: AR-2, Apartment Residential District (H-60).
Proposed Use: Mixed-use development.
Applicant(s): Half Baked Holdings LLC; c/o Kolby Turnock; 250 Civic Center Dr.; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

TABLED (5-0)

13. **APPLICATION:** [Z21-021](#)
Location: **990 DUBLIN RD. (43215)**, being 39.61± acres located on the north side of Dublin Road, 1,950± feet east of Grandview Avenue (010-129562 and 4 others; No group).
Existing Zoning: M, Manufacturing District.
Request: CPD, Commercial Planned Development District (H-60).
Proposed Use: Mixed-use development.
Applicant(s): 810 Grandview, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215 and Joseph M. Reidy, Atty.; Thrive Companies; 842 North Fourth Street, Suite 200; Columbus, OH 43215..
Property Owner(s): 810 Grandview, LLC; c/o Eric Wagenbrenner; Thrive Companies; 842 North Fourth Street, Suite 200; Columbus, OH 43215.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

APPROVAL (5-0)

14. APPLICATION: [Z21-013](#)
Location: **1218-1222 E. LONG ST. (43203)**, being 0.20± acres located on the north side of East Long Street, 42± feet west of North Champion Avenue (010-031063 & 010-042577; Near East Area Commission).
Existing Zoning: R-2F, Residential District.
Request: AR-3, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): OBrien Development LLC; c/o Dave Perry, Agent; Dave 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): 1218 E Long LLC; c/o Dave Perry, Agent; Dave Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215.
Planner: Hayley Feightner; 614-645-3526; hefeightner@columbus.gov

APPROVAL (5-0)

15. APPLICATION: [Z21-018](#)
Location: **1408 N. GRANT AVE. (43201)**, being 20.75± acres located generally on the east and west sides of North Grant Avenue between East Fifth Avenue and East Eleventh Avenue (010-297275 & 134 others; University Area Commission).
Existing Zoning: M, Manufacturing District, C-4, Commercial District, C-2, Commercial District, and CPD, Commercial Planned Development District.
Request: R-3, Residential District (H-35), ARLD, Apartment Residential District (H-60), AR-2, Apartment Residential District (H-60), AR-3, Apartment Residential District (H-60), and P-1, Private Parking District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Thrive Companies; c/o Dave Perry, Agent; David Perry Company; 411 East Town Street, 1st Floor; Columbus, OH 43215, and Joseph M Reidy, Atty.; Thrive Companies; 842 North Fourth Street, Suite 200; Columbus, OH 43215.
Property Owner(s): Grant Park Holdings, LLC, et al; c/o Joseph M Reidy, Atty.; Thrive Companies; 842 North Fourth Street, Suite 200; Columbus, OH 43215
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

APPROVAL (5-0)

16. **APPLICATION:** [Z21-023](#)
Location: **6515 CLOVERLAWN CIR. (43110)**, being 0.15± acres located on the west side of Cloverlawn Circle, 170± feet south of Winchester Highlands Drive; (490-227967; Greater South East Area Commission).
Existing Zoning: L-R-2, Limited Residenital District.
Request: R-2, Residential District (H-35).
Proposed Use. An above-ground swimming pool for an existing single-unit dwelling.
Applicant(s): Melissa Bryant; 6515 Cloverlawn Circle; Canal Winchester, OH 43110
Property Owner(s): The Applicant.
Planner: Lisa Russell; 614-645-6975; lrussell@columbus.gov

APPROVAL (5-0)



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