

**AGENDA RESULTS  
DEVELOPMENT COMMISSION  
POLICY AND ZONING MEETINGS  
CITY OF COLUMBUS, OHIO  
JUNE 10, 2021**

The Development Commission of the City of Columbus held a public hearing on the following policy items and zoning applications on **Thursday, June 10, 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 WERE HEARD ON THE 5:30 P.M. AGENDA:**

**Discussion Items**

**1. Development Commission Meeting Start Time**

Discussion on adjusting the meeting start time to earlier in the day.

Shannon Pine, Planning Manager, Building and Zoning Services; [spine@columbus.gov](mailto:spine@columbus.gov)

**A motion was passed to place this matter on the July 8, 2021 meeting agenda for vote on a new start time of 4:30 PM which would begin with the August 12, 2021 meeting.**

**2. In-Person Development Commission Meetings**

Discussion on making the adjustment to in-person meetings.

Tony Celebrezze, Assistant Director, Building and Zoning Services; [ajcelebrezze@columbus.gov](mailto:ajcelebrezze@columbus.gov)

**Discussion only – no action taken. Preparations are being made to begin in-person meetings in July.**

**THE FOLLOWING ZONING APPLICATIONS WERE HEARD IMMEDIATELY AFTER THE POLICY ITEMS:**

1. **APPLICATION:** [Z21-036](#)  
**Location:** **7811 FLINT RD. (43235)**, being 1.23± acres located at the northeast corner of Flint Road and North High Street (610-207690; Far North Columbus Communities Coalition).  
**Existing Zoning:** L-C-2, Limited Commercial District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Office uses.  
**Applicant(s):** Flint 23, LLC; c/o Catherine Cunningham, Atty.; Kegler Brown Hill & Ritter; 65 East State Street, Suite 1800; Columbus, OH 43215.  
**Property Owner(s):** J & B Office, LLC; c/o Catherine Cunningham, Atty.; Kegler Brown Hill & Ritter; 65 East State Street, Suite 1800; Columbus, OH 43215.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)  
**APPROVAL (4-0)**

**2. APPLICATION:** [Z21-028](#)  
**Location:** **1583 HOLT RD. (43228)**, being 1.41± acres located 380± feet south of Georgesville Road, 250± feet west of Holt Road (570-259218; Westland Area Commission).  
**Existing Zoning:** L-C-5, Limited Commercial District.  
**Request:** L-C-4, Limited Commercial District (H-35).  
**Proposed Use:** Commercial development.  
**Applicant(s):** Holt Road Venture LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Hayley Feightner; 614-645-3526; [hefeightner@columbus.gov](mailto:hefeightner@columbus.gov)

**APPROVAL (4-0)**

**3. APPLICATION:** [Z20-116](#)  
**Location:** **1275 MICHIGAN AVE. (43201)**, being 0.14± acres located on the west side of Michigan Avenue, 130± feet south of West 5<sup>th</sup> Avenue (010-033095; Harrison West Society).  
**Existing Zoning:** L-P-1, Limited Parking District.  
**Request:** R-2F, Residential District (H-35).  
**Proposed Use:** Single-unit and two-unit dwelling development.  
**Applicant(s):** Lykens Companies; c/o Dave Perry, Agent; Dave Perry Company, Inc.; 411 East Town Street, 1<sup>st</sup> Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2<sup>nd</sup> Floor, Columbus, OH 43215..  
**Property Owner(s):** McGee-Michigan Avenue, LLC; c/o Kevin Lykens; 1020 Dennison Avenue; Columbus, OH 43201.  
**Planner:** Hayley Feightner; 614-645-3526; [hefeightner@columbus.gov](mailto:hefeightner@columbus.gov)

**APPROVAL (4-0)**

**4. APPLICATION:** [Z21-030](#)  
**Location:** **531 W. 5TH AVE. (43201)**, being 19.42± acres located primarily at the northeast and northwest corners of West Fifth Avenue and Perry Street (010-299005 & 7 others; Harrison West Society).  
**Existing Zoning:** M, Manufacturing District, C-4, Commercial District, C-2, Commercial District, and P-1, Private Parking District.  
**Request:** C-4, Commercial District (H-60), AR-1, Apartment Residential District (H-60), I, Institutional District (H-60), R-3, Residential District (H-35) and R, Rural District (H-35).  
**Proposed Use:** Mixed-use development.  
**Applicant(s):** Thrive Companies; c/o Dave Perry, Agent; David Perry Comp East Town Street, 1st Floor; Columbus, OH 43215, and Josef Reidy, Atty.; Thrive Companies; 842 North Fourth Street, Suite Columbus, OH 43215.  
**Property Owner(s):** Founders Park Apartments, LLC, et al; c/o Joseph M. Reidy, Thrive Companies; 842 North Fourth Street, Suite 200; Columbus, OH 43215  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**APPROVAL (4-0)**

5. **APPLICATION:** [Z19-047](#)  
**Location:** **3130 E. LIVINGSTON AVE. (43227)**, being 0.45± acres located at the northeast corner of East Livingston Avenue and Elizabeth Avenue (010-091380, 010-091379 & 010-091384; Mideast Area Commission).  
**Existing Zoning:** AR-O, Apartment Office District and R-2F, Residential District.  
**Request:** L-C-4, Limited Commercial District (H-35).  
**Proposed Use:** Commercial development.  
**Applicant(s):** Retta Tegegne; c/o Jeanne Cabral; 2939 Bexley Park Road; Columbus, OH 43209.  
**Property Owner(s):** Liii Development; 3130 East Livingston Avenue; Columbus, OH 43227.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**APPROVAL (4-0)**

6. **APPLICATION:** [Z21-022](#)  
**Location:** **4701 BEECHWOOD DR. (43230)**, being 3.22± acres located on the west side of Cherry Bottom Road, 140± feet north of Ingleside Drive (110-000376 & 9 others; Northland Community Council).  
**Existing Zoning:** R, Rural District (annexation pending on 9 parcels).  
**Request:** AR-1, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Magnolia Trace, LLC; c/o David Hodge, Atty.; Underhill & Hodge; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** Floyd and Jacqueline Blackburn, et al; 4701 Beechwood Drive; Columbus, OH 43230.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**APPROVAL (4-0)**

7. **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](mailto:spine@columbus.gov)

**TABLED (4-0)**

**8. 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](mailto:spine@columbus.gov)

**TABLED (4-0)**

**9. APPLICATION:** [Z21-026](#)  
**Location:** **375 E. 5TH AVE. (43201)**, being 8.24± acres located on the south side of East Fifth Avenue, south of the terminus of North Grant Avenue (010-022758; Italian Village Commission).  
**Existing Zoning:** M, Manufacturing District.  
**Request:** AR-3, Apartment Residential District and AR-1 Apartment Residential District (H-60).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** CGV, 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):** Clark Grave Vault Co.; c/o Doug Beck; P.O. Box 8250; Columbus, OH 43201.  
**Planner:** Lisa Russell; 614-645-6975; [lrussell@columbus.gov](mailto:lrussell@columbus.gov)

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**10. APPLICATION:** [Z21-011](#)  
**Location:** **2400 OLD DUBLIN RD. (43228)**, being 69.99± acres located on the northeast side of Old Dublin Road, 1,600± feet north of Dublin Road (560-298028 and 8 others; West Scioto Area Commission).  
**Existing Zoning:** M, Manufacturing District.  
**Request:** R-3, Residential, AR-3, Apartment Residential, and CPD, Commercial Planned Development Districts (H-35 and H-60).  
**Proposed Use:** Mixed-use development.  
**Applicant(s):** Marble Cliff Canyon, 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):** Marble Cliff Canyon, LLC; c/o Joseph M. Reidy, Atty.; Thrive Companies; 842 North Fourth Street, Suite 200; Columbus, OH 43215.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**TABLED (4-0)**

11. **APPLICATION:** [Z21-017](#)  
**Location:** **3136 TRABUE RD. (43204)**, being 9.22± acres located at the northeast corner of Dublin Road and Trabue Road (Parts of 560-298030 and 560-183817; West Scioto Area Commission).  
**Existing Zoning:** M, Manufacturing District.  
**Request:** AR-1, Apartment Residential District (H-60).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Thrive Companies; 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):** Marble Cliff Canyon, LLC; c/o Joseph M. Reidy, Atty.; Thrive Companies; 842 North Fourth Street, Suite 200; Columbus, OH 43215.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)  
**TABLED (4-0)**



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