

**AGENDA
DEVELOPMENT COMMISSION
POLICY AND ZONING MEETINGS
CITY OF COLUMBUS, OHIO
JULY 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, July 8, 2021**, beginning at **5:30 P.M.** at the **MICHAEL B. COLEMAN GOVERNMENT CENTER** at 111 North Front Street, Columbus, OH 43215 in the **2ND FLOOR HEARING ROOM**. You can also monitor the hearing through the City of Columbus YouTube channel at the following link: <http://www.youtube.com/cityofcolumbus>.

With the return to in-person meetings, we want to assure attendees that all safety precautions per the CDC will be followed. The hearing room will be cleaned after each meeting, attendees should feel comfortable wearing a mask if they choose. Free masks will be available for any participant. Spectator chairs and board members' chairs have been set up with social distancing in mind. We ask that chairs and tables not be moved to ensure a safe meeting environment for all who attend.

SIGN LANGUAGE INTERPRETER: A Sign Language Interpreter, to "Sign" this meeting, will be made available for anyone with a need for this service, provided the Department of Building & Zoning Services is made aware of this need and given a reasonable notice of at least forty-eight (48) hours prior to the scheduled meeting time. To schedule an interpreter, please call 614-645-6373 or TDD 614-645-3293.

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:

Action Items

1. Development Commission Meeting Start Time

Adjusting the meeting start time to 4:30 P.M. effective August 12, 2021.

Shannon Pine, Planning Manager, Building and Zoning Services; spine@columbus.gov

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

1. **APPLICATION:** [Z21-031](#)
 Location: **879 E. LONG ST. (43203)**, being 0.17± acres located at the southeast corner of East Long Street and Australia Alley (010-052142; Near East Area Commission).
 Existing Zoning: CPD, Commercial Planned Development District.
 Request: CPD, Commercial Planned Development District (H-35).
 Proposed Use: Mixed-commercial development.
 Applicant(s): Central Ohio Community Improvement Corporation; c/o Brian Higgins, Agent; 1349 Dennison Avenue; Columbus, OH 43201.
 Property Owner(s): City of Columbus Land Bank; 845 Parsons Avenue; Columbus, OH 43206.
 Planner: Hayley Feightner; 614-645-3526; hfeightner@columbus.gov

2. **APPLICATION:** [Z21-010](#)
Location: **411 S. 17TH ST. (43205)**, being 0.24± acres located at the southwest corner of South Seventeenth Street and Engler Street (010-051925; Near East Area Commission).
Existing Zoning: R-2F, Residential District.
Request: I, Institutional District (H-35).
Proposed Use: Utility service yard.
Applicant(s): American Electric Power Service Corporation; c/o Kevin Kindy, Agent; 172 East State Street, Suite 600; Columbus, OH 43215.
Property Owner(s): American Electric Power Service Corporation; 1 Riverside Plaza; Columbus, OH 43215.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
3. **APPLICATION:** [Z21-033](#)
Location: **338 SOUTH OHIO AVE. (43205)**, being 0.11± acres located at the northeast corner of South Ohio Avenue and East Cherry Street (010-025369; Near East Area Commission).
Existing Zoning: L-C-4, Limited Commercial District.
Request: R-3, Residential District (H-35).
Proposed Use: Single-unit dwelling.
Applicant(s): Juliet Bullock; 1182 Wyandotte Road; Columbus, OH 43212.
Property Owner(s): Hammer Out Homes/Marcio Kauffmann; 2800 W. St. Rt. 84 Ste. 119; Fort Lauderdale, FL 33312.
Planner: Lisa Russell; 614-645-6975; lrussell@columbus.gov
4. **APPLICATION:** [Z21-034](#)
Location: **3756 AGLER RD. (43219)**, being 3.89± acres located on the north side of Agler Road, 414± feet east of Stelzer Road (195-298426; Northeast Area Commission).
Existing Zoning: R, Rural District.
Request: M-2, Manufacturing District (H-35).
Proposed Use: Industrial development.
Applicant(s): James Monsul; 592 Office Parkway; Westerville, OH 43081.
Property Owner(s): Agler Properties LLC; 3756 Agler Road; Columbus, OH 43219.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

THE FOLLOWING ZONING APPLICATIONS WILL BE HEARD ON THE 6:30 P.M. AGENDA:

5. **APPLICATION:** [Z10-024](#)
Location: **1646 FAIRWOOD AVE. (43206)**, being 0.64± acres located on the east side of Fairwood Avenue, 160± feet south of Frebis Avenue (010-115121 & 010-08956; Columbus Southside Area Commission).
Existing Zoning: R-2, Residential District and C-3, Commercial District.
Request: L-C-4, Limited Commercial District (H-35).
Proposed Use: Limited commercial uses.
Applicant(s): Claudia Realty, LLC; c/o Michael Shannon, Atty.; Underhill & Hodge; 8000 Walton Parkway, Suite 260; New Albany, OH 43054
Property Owner(s): 2920 S. High, LLC; 2385 South High Street; Columbus, OH 43207.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

6. **APPLICATION:** [Z20-055](#)
Location: **2342 CLEVELAND AVE. (43211)**, being 2.28± acres (3 acres including vacated right-of-way) located at the southeast corner of Cleveland Avenue and Myrtle Avenue (010-061073 & 15 others; North Linden Area Commission).
Existing Zoning: R-4, Residential, and C-1 and C-4, Commercial Districts.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Mixed-use development.
Applicant(s): Homeport; c/o Laura MacGregor Comek, Atty.; 17 South High Street, Suite 700; Columbus, OH 43215.
Property Owner(s): Columbus Holding Co. LLC; 1393 Broad Street, Third Floor; Columbus, OH 43215.
Planner: Hayley Feightner; 614-645-3526; hefeightner@columbus.gov

7. **APPLICATION:** [Z21-045](#)
Location: **933 LOEW ST. (43201)**, being 0.32± acres located on the west side of Loew Street, 300± north of Gibbard Avenue (010-026262, 010-026261 & 010-026260; Milo-Grogan Area Commission).
Existing Zoning: R-4, Residential District.
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use: Limited manufacturing uses and parking.
Applicant(s): Connie Klema; P.O. Box 991; Pataskala, OH 43026.
Property Owner(s): Equity Trust Company; c/o Nathan Zaglanis; 4694 Cemetery Road, #343; Hilliard, OH 43026.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

THE FOLLOWING ZONING APPLICATIONS WILL BE HEARD ON THE 7:00 P.M. AGENDA:

8. **APPLICATION:** [Z21-041](#)
Location: **3900 SCIOTO DARBY CREEK RD. (43026)**, being 2.01± acres located on the north side of Scioto Darby Creek Road, 750± west of Scioto Parkway (560-162430; West Scioto Area Commission).
Existing Zoning: R-1, Residential District.
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use: Landscaping/contractor's yard and wholesale/retail nursery.
Applicant(s): Hidden Creek Lndscpg, Inc.; 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): Lunar Lighting, 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.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

9. **APPLICATION:** [Z21-043](#)
Location: **573 E. HUDSON ST. (43211)**, being 1.65± acres located at the southwest corner of East Hudson Street and Interstate 71, (010-269035; No Group).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District (H-60).
Proposed Use: Car wash facility.
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): Hammerhead Silver, LLC; c/o Clay Cookerly; 5745 Newbank Circle, Suite 403; Dublin, OH 43017.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
10. **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

THE FOLLOWING ZONING APPLICATION WILL BE HEARD ON THE 7:30 P.M. AGENDA:

11. **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



111 N. 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