

**AGENDA
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 12, 2021**

The Development Commission of the City of Columbus will hold a public hearing on the following policy item and zoning applications on **Thursday, August 12, 2021**, beginning at **4:30 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 commission 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 ZONING APPLICATIONS WILL BE HEARD ON THE 4:30 PM AGENDA:

- 1. APPLICATION:** [Z21-032](#)
Location: **2450 SOBECK RD. (43232)**, being 5.75± acres located at the terminus of Sobeck Road (010-294402; Mideast Area Commission).
Existing Zoning: L-I, Limited Institutional District.
Request: M-1, Manufacturing District (H-35).
Proposed Use: Manufacturing uses.
Applicant(s): Daniel Onifer; 12225 Stephens; Warren, MI 48089.
Property Owner(s): Crown Enterprises; 12225 Stephens; Warren, MI 48089.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

- 2. APPLICATION:** [Z21-039](#)
Location: **2299 RIVER OAKS DR. (43228)**, being 19.09± acres located at the northeast corner of River Oaks Drive and Dublin Road (560-239130; West Scioto Area Commission).
Existing Zoning: L-AR-12, Limited Apartment Residential District.
Request: L-ARLD, Limited Apartment Residential District (H-35).
Proposed Use: Conform existing apartment complex to facilitate a lot split.
Applicant(s): River Oaks Apartment Management, LLC; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Lawrence S. Connor, Trustee, et al. 10510 Springboro Pike; Miamisburg, OH 45342.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

3. **APPLICATION:** [Z21-048](#)
Location: **1599 ALUM CREEK DRIVE (43209)**, being 12.93± acres located on the west side of Alum Creek Drive, 240± feet north of Frebis Avenue (010-221413; Columbus South Side Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District (H-110).
Proposed Use: Expansion to existing behavioral hospital.
Applicant(s): Brandilyn Fry, AIA; Hasenstab Architects; 190 North Union Street, Suite 400; Akron, OH 44304.
Property Owner(s): New Vista Healthcare; c/o Kyle Studabaker; 670 Enterprise Drive, Suite C; Lewis Center, OH 43035.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov
4. **APPLICATION:** [Z21-038](#)
Location: **3590 TWIN CREEKS DR. (43204)**, being 6.0± acres located at the northeast corner of Twin Creeks Drive and Wilson Road (560-125544 & 145-286330; West Scioto Area Commission).
Existing Zoning: C-4, Commercial District, C-2, Commercial District, and L-C-2, Limited Commercial District.
Request: L-M, Limited Manufacturing (H-60).
Proposed Use: Limited manufacturing and commercial uses.
Applicant(s): Wilson Twin Creek Partners, LLC; c/o Thomas L. Hart, Atty.; Two Miranova Place, #910; Columbus, OH 43215.
Property Owner(s): Wilson Twin Creek Partners, LLC; Two Miranova Place, #910; Columbus, OH 43215.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
5. **APPLICATION:** [Z21-035](#)
Location: **920 POLARIS PKWY. (43240)**, being 2.79± acres located at the northeast corner of Polaris Parkway and Antares Avenue (31843201016000; Far North Columbus Communities Coalition).
Existing Zoning: L-C-4, Limited Commercial District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Fuel sales facility with accessory eating and drinking establishment and convenience store.
Applicant(s): SkilkenGold Development; 4270 Morse Road; Columbus, OH 43230.
Property Owner(s): NP Limited Partnership; 8800 Lyra Drive, Suite 680; Columbus, OH 43240.
Planner: Hayley Feightner; 614-645-3526; hfeightner@columbus.gov
6. **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: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

THE FOLLOWING ZONING APPLICATION WILL BE HEARD ON THE 5:00 P.M. AGENDA:

7. **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



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