

**AGENDA - REVISED  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 9, 2021**

The Development Commission of the City of Columbus will hold a public hearing on the following zoning applications on **THURSDAY, SEPTEMBER 9, 2021**, beginning at **4:30 P.M.** at the **MICHAEL B. COLEMAN GOVERNMENT CENTER** at 111 North Front Street, Columbus, OH 43215 in the **2<sup>ND</sup> 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:**

- 0. APPLICATION:** **Z84-138**  
**Location:** **8440 N. HIGH ST. (43235)**, being 1.21± acres located at the southeast corner of North High Street and Lazelle Road East (610-200945).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** Plan review for exterior modifications to an existing fast food establishment.  
**Applicant(s):** David J. Beatty, R.A; Larsen Architects; 12506 Edgewater Dr. #10; Lakewood, OH 44107.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)
  
- 1. APPLICATION:** **Z20-114**  
**Location:** **457 CLEVELAND AVE. (43203)**, being 9.3± 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:** CPD, Commercial Planned Development 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)

2. **APPLICATION:** [Z21-053](#)  
**Location:** **2626 JOHNSTOWN RD. (43219)**, being 0.48± acres located on the north side of Johnstown Road, 520± feet east of North Cassady Avenue (190-004790; East Columbus Civic Association).  
**Existing Zoning:** R, Rural District.  
**Request:** M-2, Manufacturing District (H-35).  
**Proposed Use:** Industrial uses.  
**Applicant(s):** Johnstown Road Development; c/o Kyle D. Tucker, Atty.; One Seagate, 24<sup>th</sup> Floor; P.O. Box 10032; Toledo, OH 43699.  
**Property Owner(s):** Todd Jordan; 281 Southwest Avenue; Tallmadge, OH 44278.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

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

3. **APPLICATION:** [Z21-055](#)  
**Location:** **359 FREBIS AVE. (43206)**, being 0.65± acres located on the south side Frebis Avenue, 500± feet west of Parsons Avenue (010-064985 and 4 others; Columbus Southside Area Commission).  
**Existing Zoning:** R-2F, Residential District.  
**Request:** AR-1, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Kreais Companies; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 4305.  
**Property Owner(s):** MFP Kreais LLC; 8515 Stonechat Loop; Dublin, OH 43017.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

4. **APPLICATION:** [Z21-057](#)  
**Location:** **3884 MORSE RD. (43219)**, being 1.34± acres located on the north side of Morse Road, 1,315± feet west of Stelzer Road (010-234159; Northland Community Council).  
**Existing Zoning:** L-C-4, Limited Commercial District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Car wash.  
**Applicant(s):** SkilkenGold Development LLC; c/o Alison Purdon, Agent; 4270 Morse Road; Columbus, OH 43230.  
**Property Owner(s):** CRI Outparcels LLC; 250 Civic Center Drive #500; Columbus, OH 43215.  
**Planner:** Hayley Feightner; 614-645-3526; [hfeightner@columbus.gov](mailto:hfeightner@columbus.gov)

5. **APPLICATION:** [Z21-058](#)  
**Location:** **1335 DUBLIN RD. (43215)**, being 3.15± acres located on the west side of Dublin Road, 500± south of the western terminus of Stella Court (part of 010-129609, 010129568, and 010-129569; West Scioto Area Commission).  
**Existing Zoning:** L-C-4, Limited Commercial District.  
**Request:** C-3, Commercial District (H-35).  
**Proposed Use:** Medical aesthetics clinic.  
**Applicant(s):** Face Forward Aesthetics; c/o Amanda Mahoney, Agent; 1335 Dublin Road 124-D; Columbus; OH 43215.  
**Property Owner(s):** RiversEdge Corporate Center; 1335 Dublin Road 113-C; Columbus, OH 43215.  
**Planner:** Hayley Feightner; 614-645-3526; [hfeightner@columbus.gov](mailto:hfeightner@columbus.gov)

6. **APPLICATION:** [Z21-037](#)  
**Location:** **800 HILLIARD & ROME RD. (43228)**, being 103.20± acres located at the northeast corner of Hilliard & Rome Road and Manor Park Drive (240-003105 & 6 others; Far West Side Area Commission).  
**Existing Zoning:** R. Rural District & R-1, Residential District.  
**Request:** L-M, Limited Manufacturing District (H-60).  
**Proposed Use:** Industrial park.  
**Applicant(s):** TPA Ventures, LLC; c/o Jeb Brees 1776 Peachtree Street, Suite 100; Atlanta, GA; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2<sup>nd</sup> Floor, Columbus, OH 43215..  
**Property Owner(s):** LJKJ Rome Hilliard LLC, et. al.; 4774 Clubpark Drive; Hilliard, OH 43026.  
**Planner:** Hayley Feightner; 614-645-3526; [hfeightner@columbus.gov](mailto:hfeightner@columbus.gov)

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7. **APPLICATION:** [Z21-047](#)  
**Location:** **5600 VILLAGE CHANNEL DR. (43110)**, being 45.5± acres located on the south side of Shannon Road, 360± east of Shannon Green Drive (010-248245 & 3 others; Greater South East Area Commission).  
**Existing Zoning:** PUD-8, Planned Unit Development District.  
**Request:** PUD-8, Planned Unit Development District (H-35).  
**Proposed Use:** Residential development.  
**Applicant(s):** Maronda Homes, LLC; c/o Rebecca J. Mott, Atty.; 411 East Town Street, Floor 2; Columbus, OH 43215.  
**Property Owner(s):** Maronda Homes, LLC; 5900 Wilcox Place; Dublin, OH 43016.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)
8. **APPLICATION:** [Z21-049](#)  
**Location:** **2189 STELZER ROAD (43219)**, being 28.36± acres located on the west side of Stelzer Road, 523± feet north of Citygate Drive (190-002667 and 10 others; Northeast Area Commission).  
**Existing Zoning:** R, Rural District and L-C-3, Limited Commercial District.  
**Request:** L-M, Limited Manufacturing District (H-60).  
**Proposed Use:** Industrial or commercial development.  
**Applicant(s):** Tucker Bear Capital, LLC; c/o Jon Stevenson, Atty.; 100 South 4<sup>th</sup> Street; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

9. **APPLICATION:** [Z21-061](#)  
**Location:** **2480-2484 FOREST GREEN CT. (43232)**, being 7.5± acres located on the west side of Weyburn Road, 1,360± feet north of Refugee Road (010-027889; Mideast Area Commission).  
**Existing Zoning:** ARLD, Apartment Residential District.  
**Request:** PUD-8, Planned Unit Development District (H-35).  
**Proposed Use:** Residential development.  
**Applicant(s):** Eric Ward, 7049 Riverside Drive; Dublin, OH 43016.  
**Property Owner(s):** Fair Enough, LLC; 274 Marconi Boulevard, Suite 400; Columbus, OH 43215.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)



111 N. Front Street – Columbus OH 43215 – 614-645-7433 – [bzs.columbus.gov](http://bzs.columbus.gov)

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