

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

The Development Commission of the City of Columbus HELD 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 **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 WERE 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

APPLICATION WITHDRAWN - NO ACTION TAKEN

- 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

APPROVAL (4-2) CONDITIONED ON INSULATED WINDOW AND NECESSARY TRAFFIC-RELATED COMMITMENTS INCLUDED IN THE CPD TEXT, AND THAT THE LETTER FROM ABBOTT BE FORWARDED TO CITY COUNCIL.

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, 24th 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

APPROVAL (6-0)

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

APPROVAL (4-2) CONDITIONED ON THE FREBIS AVE. BUILDING FRONTAGES BEING DESIGNED IN ACCORDANCE WITH C2P2 DESIGN GUIDELINES TO THE SATISFACTION OF THE PLANNING DIVISION FOR THE ELEVATIONS COMMITTED TO IN CONCURRENT CV21-072.

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

APPROVAL (6-0) CONDITIONED ON A PEDESTRIAN CONNECTION BEING PROVIDED FROM THE BUILDING TO THE PUBLIC SIDEWALK ON MORSE RD.

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

APPROVAL (6-0)

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, 2nd 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

APPROVAL (6-0) CONDITIONED ON FINAL TRAFFIC-RELATED COMMITMENTS ADDED TO THE LIMITATION TEXT.

THE FOLLOWING ZONING APPLICATIONS WILL BE HEARD ON THE 5:30 P.M. AGENDA:

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

APPROVAL (6-0) CONDITIONED ON ALL STAFF COMMENTS BEING RESOLVED.

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 4th Street; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

TABLED (6-0)

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

APPROVAL (6-0) CONDITIONED ON A 6' HIGH OPAQUE FENCE PROVIDED WITH DECIDUOUS TREES 50' ON CENTER (CAN INCLUDE EXISTING TREES) ALONG THE SOUTH PROPERTY LINE, AND ALL STAFF COMMENTS BEING RESOLVED.



111 N. Front Street – Columbus OH 43215 – 614-645-7433 – bzs.columbus.gov

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