

**AGENDA RESULTS
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 14, 2021**

The Development Commission of the City of Columbus held a public hearing on the following zoning applications on **THURSDAY, OCTOBER 14, 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 and guidance from the Mayor’s office will be followed. The hearing room will be cleaned after each meeting, and attendees must wear a mask. Free masks are available for any participant from the security desk in the lobby. 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 ZONING APPLICATIONS WERE HEARD ON THE 4:30 PM AGENDA:

1. **APPLICATION:** [Z21-064](#)
Location: **725 BELLOWS AVE. (43203)**, being 1.63± acres located on the south side of Bellows Avenue at the terminus with South Green Street (010-066726; Franklinton Area Commission).
Existing Zoning: L-C-2, Limited Commercial District.
Request: L-AR-O, Limited Apartment Residential District (H-60).
Proposed Use: Mixed-use development.
Applicant(s): Juliet Bullock Architects; c/o Juliet Bullock, Agent; 1182 Wyandotte Avenue; Columbus, OH 43212.
Property Owner(s): Yhezkel Levi; 139 East Main Street, #103; Columbus, OH 43215.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

APPROVAL (5-0)

2. **APPLICATION:** [Z21-067](#)
Location: **86 N. YALE AVE. (43222)**, being 0.38± acres located at the southeast corner of North Yale Avenue and Cable Avenue (010-007225; Franklinton Area Commission).
Existing Zoning: R-4, Residential District.
Request: AR-1, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): New City Homes LLC; c/o David Hodge, Atty.; Underhill & Hodge; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): The Applicant.
Planner: Hayley Feightner; 614-645-3526; hfeightner@columbus.gov

APPROVAL (5-0)

3. **APPLICATION:** [Z21-042](#)
Location: **1179 E. MAIN ST. (43205)**, being 1.59± acres located at the southeast corner of East Main Street and Oakwood Avenue (010-014373; Near East Area Commission).
Existing Zoning: C-4, Commercial District and R-3, Residential District.
Requested Zoning: AR-2, Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): 1179 E. Main Street Redevelopment, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): 1179 E. Main Street Redevelopment, LLC; c/o Gregg Gallas; 854 East Broad Street; Columbus, OH 43205.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov
APPROVAL (5-0)

4. **APPLICATION:** [Z21-070](#)
Location: **250 TAYLOR STATION RD. (43213)**, being 77.09± acres located on the east side of Taylor Station Road, 1,585± feet north of East Broad Street (520-269045; Far East Area Commission).
Existing Zoning: L-M, Limited Manufacturing District.
Request: L-C-2, Limited Commercial District (H-60), L-ARLD, Limited Apartment Residential District (H-35), and L-M, Limited Manufacturing District (H-60).
Proposed Use: Office commercial, multi-unit residential, and industrial development.
Applicant(s): Trident Broad Development, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): Trident Broad Development, LLC; c/o David Pizzotti and Peter Waller; 40 Grove Street, Suite 250; Wellesley, MA 02482.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov
APPROVAL (5-0)

THE FOLLOWING ZONING APPLICATIONS WERE HEARD ON THE 5:00 PM AGENDA:

5. **APPLICATION:** [Z21-068](#)
Location: **2970-2990 WOODSON DR. (43026)**, being 3.2± acres located on the east side of Woodson Road, 1,100± feet north of Scioto Darby Creek Road (560-162427 and part of 560-162440; West Scioto Area Commission).
Existing Zoning: R, Rural District.
Request: M-2, Manufacturing District (H-35).
Proposed Use: Self-storage facility.
Applicant(s): Dennis Hecker and Cathy Hecker; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov
APPROVAL (5-0)

6. **APPLICATION:** [Z21-054](#)
Location: **1205 CHESAPEAKE AVE. (43212)**, being 1.47± acres located on the south side of Chesapeake Avenue, 330± feet east of Northwest Boulevard (010-087471, 130-005495 & 130-011779; Fifth by Northwest Area Commission).
Existing Zoning: R, Rural District (pending annexation) and M-2, Manufacturing District.
Request: AR-3, Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): Preferred Living; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 290; New Albany, OH 43054.
Property Owner(s): Yellow Dog Investments; 1211 Chesapeake Avenue; Columbus, OH 43212.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
APPROVAL (5-0)

7. **APPLICATION:** [Z21-062](#)
Location: **2510 BETHEL RD. (43220)**, being 1.06± acres located on the north side of Bethel Road, 1,600± feet east of Sawmill Road (590-218843; Northwest Civic Association).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Car wash.
Applicant(s): SkilkenGold Development, LLC; c/o Corrinne Jones; 4270 Morse Road; Columbus, OH 43230.
Property Owner(s): 2510 Bethel Road LLC; 170 North Sunbury Road; Westerville, OH 43081.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov
APPROVAL (3-2)

8. **APPLICATION:** [Z21-066](#)
Location: **4559 KNIGHTSBRIDGE BLVD. (43214)**, being 5.20± acres located on the north side of West Henderson Road, 300± west of Knightsbridge Boulevard (010-016606; Northwest Civic Association).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District (H-60).
Proposed Use: Recreation and sporting facility.
Applicant(s): Continental Tennis LLC; c/o Jason Hockstok, Agent; 150 East Broad Street; Columbus, OH 43215; and Elizabeth Seedorf, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Hayley Feightner; 614-645-3526; hfeightner@columbus.gov
APPROVAL (5-0)

THE FOLLOWING ZONING APPLICATIONS WERE HEARD ON THE 5:30 PM AGENDA:

9. 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 (5-0)

10. APPLICATION: [Z21-059](#)
Location: **4910 N. HIGH ST. (43214)**, being 2.25± acres located at the northeast corner of North High Street and Morse Road (010-015660 & 010-052186; Clintonville Area Commission).
Existing Zoning: R-3, Residential District, C-3, Commercial District, and C-4 Commercial District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Eating and drinking establishment and automotive service facility.
Applicant(s): Chick-Fil-A, Inc.; c/o Rebecca J. Mott, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): Shriners Hospitals for Children, et al; 2028 Melbourne Circle; Banning, CA 92220.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
APPROVAL (5-0)

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
Code Enforcement	(614) 645-2202	Zoning Public Hearings	(614) 645-4522
Customer Service Center	(614) 645-6090	Zoning Confirmation Letters	(614) 645-8637
Engineering Plan Review	(614) 645-0032		