

**AGENDA RESULTS
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 17, 2021**

The Development Commission of the City of Columbus HELD a public hearing on the following zoning applications on **WEDNESDAY, NOVEMBER 17, 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:** [Z21-069](#)
Location: **222 W. LANE AVE. (43201)**, being 2.69± acres located on the north side of West Lane Avenue, 85± feet west of Neil Avenue (010-005348 & 5 others; University Area Commission).
Existing Zoning: AR-3, Apartment Residential, AR-4, Apartment Residential, and CPD, Commercial Planned Development districts.
Request: CPD, Commercial Planned Development District (H-110).
Proposed Use: Mixed-use development.
Applicant(s): LV Development, 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.
Property Owner(s): Harrison Holdings I, LLC, et al; 222 West Lane Avenue; Columbus, OH 43201.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

APPROVAL 4-0

2. APPLICATION: [Z20-113](#)
Location: **50 E. 7TH AVE. (43201)**, being 0.83± acres located on the north side of East Seventh Avenue, 85± feet east of North Pearl Street (010-026112, 010-039365, 010-055850, & 010-046808; University Area Commission & University Impact District Review Board).
Existing Zoning: R-4, Residential District.
Request: AR-3, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Peerless Development, LLC; c/o Michael Shannon, Atty.; Underhill & Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): 50-60 E. 7th, LLC; 105 South York Street, Suite 450; Elmhurst, IL 60126.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

APPROVAL 3-1-1

3. APPLICATION: [Z21-029](#)
Location: **805 E. LONG ST. (43203)**, being 0.86± acres located at the south east corner of East Long Street and North Garfield Avenue (010-049607 & 8 others; Near East Area Commission).
Existing Zoning: R-2F, Residential District.
Request: CPD, Commercial Planned Development District (H-60).
Proposed Use: Mixed-use development.
Applicant(s): Metropolitan Holdings; c/o Joseph McCabe, Agent.; 1433 Grandview Avenue; Columbus, OH 43212; and David Hodge, Atty.; Underhill & Hodge LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): City of Columbus, c/o John Turner, et. al.; 845 Parsons Avenue; Columbus, OH 43206.
Planner: Hayley Feightner; 614-645-3526; hfeightner@columbus.gov

APPROVAL 4-0-1

4. APPLICATION: [Z21-071](#)
Location: **7132 N. HAMILTON RD. (43081)**, being 23.64± acres located on the east side of North Hamilton Road, north of the terminus of Seffner Drive (010-267723; Rocky Fork-Blacklick Accord Implementation Panel).
Existing Zoning: PUD-4, Planned Unit Development District.
Request: PUD-6, Planned Unit Development District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): M/I Homes of Central Ohio LLC; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 4305.
Property Owner(s): The Applicant.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

APPROVAL 5-0

5. **APPLICATION:** [Z21-072](#)
Location: **6200 E. BROAD ST. (43213)**, being 7.0± acres located approximately 1,090± feet north of East Broad Street on the west side of Blossom Field Boulevard (520-302801; Far East Area Commission).
Existing Zoning: L-M, Limited Manufacturing District.
Request: CPD, Commercial Planned Development District (H-60).
Proposed Use: Nursing home facility.
Applicant(s): Laurel Healthcare; c/o Catherine Cunningham, Atty.; Kegler Brown Hill & Ritter; 65 East State Street, Suite 1800; Columbus, OH 43215.
Property Owner(s): Laurels of Blacklick Real Estate, LLC; c/o Catherine Cunningham, Atty.; Kegler Brown Hill & Ritter; 65 East State Street, Suite 1800; Columbus, OH 43215.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

APPROVAL 5-0

6. **APPLICATION:** [Z21-075](#)
Location: **8350 LYRA DR. (43240)**, being 7.77± acres located at the southern terminus of Lyra Drive, 920± feet south of Polaris Parkway (31843401021002; Far North Columbus Communities Coalition).
Existing Zoning: L-C-4, Limited Commercial District.
Request: CPD, Commercial Planned Development District (H-110).
Proposed Use: Auto sales and unspecified commercial development.
Applicant(s): Carvana; c/o Brett Hanlon, Agent; 1930 West Rio Salado Parkway; Tempe AZ 85281; and Michael Shannon, Atty.; Underhill & Hodge Law Firm; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): National Retail Properties, LP; 450 South Orange Avenue, Suite 900; Orlando, FL 32801.
Planner: Hayley Feightner; 614-645-3526; hfeightner@columbus.gov

APPROVAL 5-0

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

7. **APPLICATION:** [Z21-074](#)
Location: **4755 S. HIGH ST. (43207)**, being 160.48± acres located on the west side of South High Street, 3,500± feet south of Rathmell Road (510-297192 & part of 510-291662; Far South Columbus Area Commission).
Existing Zoning: M, Manufacturing, M-2, Manufacturing, AR-O, Apartment Office, and R, Rural districts.
Request: EQ, Excavation and Quarrying District (H-35).
Proposed Use: Excavation and quarrying.
Applicant(s): PFK Company II, LLC, et al; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

APPROVAL 5-0

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 (191-002667 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

APPROVAL 5-0 CONDITIONED ON AN APPROVED TRAFFIC IMPACT STUDY AND FINAL TRAFFIC-RELATED COMMITMENTS ADDED TO THE LIMITATION TEXT.

111 N. Front Street – Columbus OH 43215 – 614-645-7433 – bz.s.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		