

**AGENDA RESULTS
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 10, 2022**

The Development Commission of the City of Columbus held a public hearing on the following zoning applications on **THURSDAY, FEBRUARY 10, 2022**, 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:** **Z21-099**
- Location:** **6617 BRICEGROVE BLVD. (43110)**, being 28.79± acres located at the intersection of Bricegrove Boulevard and the south side of Abbie Trails Drive, 1,350± feet east of Gender Road (530-251520; Greater South East Area Commission).
- Existing Zoning:** PUD-6, Planned Unit Development District.
- Request:** L-AR-12, Limited Apartment Residential District (H-35).
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Steadfast REIT; c/o Rebecca J. Mott, Atty.; 411 East Town Street, Floor 2; Columbus, OH 43215.
- Property Owner(s):** Brice Grove Apartments, LLC; 3 Easton Oval, Suite 130; Columbus, OH 43219.
- Planner:** Shannon Pine; 614-645-2208; spine@columbus.gov

APPROVAL (5-0)

2. APPLICATION: Z21-096
Location: **910 DENNISON AVE. (43201)**, being 0.21± acres located at the northeast corner of Dennison Avenue and West First Avenue (010-052370; Victorian Village Commission).
Existing Zoning: ARLD, Apartment Residential District
Request: AR-O, Apartment Office District (H-35).
Proposed Use: Mixed use development.
Applicant(s): Simplified Living Architecture; c/o Heidi Bolyard; 6065 Frantz Road, Suite 205; Dublin, OH 43017.
Property Owner(s): MISHKAT, LLC; 4880 Oldbridge Drive; Columbus, OH 43220.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

APPROVAL (3-2)

3. APPLICATION: Z21-098
Location: **7272 HUNTINGTON PARK DR. (43235)**, being 5.04± acres located on the east side of Huntington Park Drive, 1,300± feet southeast of Horizon Drive (610-250019 and 610-211628; Far North Columbus Communities Coalition).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-AR-2, Limited Apartment Residential District (H-60).
Proposed Use: Apartment complex.
Applicant(s): Diversified Acquisition LLC; c/o Rebecca J. Mott, Atty.; 411 East Town Street, Floor 2; Columbus, OH 43215.
Property Owner(s): Ad Hospitality LLC; 300 Xenia Towne Square; Xenia, OH 45385.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

APPROVAL (5-0)

4. APPLICATION: Z21-084
Location: **3855 ALKIRE RD. (43123)**, being 23.67± acres located at the southwest corner of Alkire Road and Southwestern Road (010-275703 and 51 others; Greater Hilltop Area Commission).
Existing Zoning: PUD-6 Planned Unit Development District and L-AR-12, Limited Apartment Residential District.
Request: PUD-6, Planned Unit Development District and L-ARLD, Limited Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Alkire Woods LLC; c/o Jill Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): Alkire Woods LLC; c/o Joe Thomas; 470 Olde Worthington Road, Suite 100; Columbus, OH 43082.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

APPROVAL (5-0)

5. **APPLICATION:** **Z21-092**
Location: **1000 GEORGESVILLE RD. (43228)**, being 0.61± acres located on the east side of Georgesville Road, 200± feet south of Clime Road (146-305602; Greater Hilltop Area Commission).
Existing Zoning: R, Rural District.
Request: C-2, Commercial District (H-35).
Proposed Use: Urgent Care Facility.
Applicant(s): United Urgent Care LLC; c/o Theodor R. Saker Jr., Atty.; 2935 Kenny Road, Suite 225; Columbus, OH 43221.
Property Owner(s): The Applicant.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

APPROVAL (5-0)

6. **APPLICATION:** **Z21-089**
Location: **1545 WINDSOR AVE. (43219)**, being 1.14± acres located on the south side of Windsor Avenue, 160± feet east of Joyce Avenue (010-126507 and 4 others; North Central Area Commission).
Existing Zoning: R-3, Residential District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Automobile and truck parking.
Applicant(s): Smart Truck Express LLC; c/o Laura MacGregor Comek, Atty.; 17 South High Street; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

APPROVAL (5-0) CONDITIONED ON PROVIDING FOUR ADDITIONAL STREET TREES ALONG THE SOUTH PROPERTY LINE IN CONSULTATION WITH THE CITY FORESTER

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

7. **APPLICATION:** **Z21-040**
Location: **3500 ALUM CREEK DR. (43207)**, being 23.53± acres located on the east side of Alum Creek Drive at the intersection with New World Drive (530-156583; Far South Columbus Area Commission).
Existing Zoning: L-M, Limited Manufacturing District.
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use: Commercial or limited industrial development.
Applicant(s): 3500 ACD, LLC; c/o Deanna R. Cook, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

APPROVAL (5-0)

8. APPLICATION: Z21-097
Location: **2973 MCCUTCHEON RD. (43219)**, being 0.49± acres located at the southeast corner of McCutcheon Road and Stelzer Road (520-146508; Northeast Area Commission).
Existing Zoning: R-1, Residential District and C-4, Commercial District.
Request: C-4, Commercial District (H-35).
Proposed Use: Regional scale commercial uses.
Applicant(s): Create Collaborative; c/o Kim Mikanik, Agent; 1116 West Second Avenue; Columbus, OH 43212.
Property Owner(s): Dezalovsky Investments, LLC; 7086 Fodor Road; New Albany, OH 43054.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

APPROVAL (5-0) CONDITIONED ON A RECOMMENDATION OF APPROVAL FROM THE NORTHEAST AREA COMMISSION

9. APPLICATION: Z21-087
Location: **3573 AGLER RD. (43219)**, being 28.38± acres located on the south side of Agler Road, 875± feet west of Stelzer Road (520-143575 and 3 others; Northeast Area Commission).
Existing Zoning: AR-12, Apartment Residential, SR, Suburban Residential, R-1, Residential, and R, Rural Districts (Annexation pending on one parcel).
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use: Office/warehouse and distribution uses.
Applicant(s): Keith Massa; Schottenstein Property Group; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 4305.
Property Owner(s): The Applicant.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

APPROVAL (4-0-1)

10. APPLICATION: Z21-079
Location: **980 OLD HENDERSON RD. (43220)**, being 2.96± acres located on the north side of the intersection of Old Henderson Road and Mobile Drive (010-129821, 010-137139, and 010-137140; Northwest Civic Association).
Existing Zoning: C-2, Commercial District and M-1, Manufacturing District.
Request: AR-3, Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): Preferred Living Acquisitions LLC; c/o Dave Perry, Agent; Dave Perry Company; 411 East Town Street, Floor 1; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, Floor 2; Columbus, OH 43215.
Property Owner(s): Old Henderson Holdings LLC, et al; c/o Dave Perry, Agent; Dave Perry Company; 411 East Town Street, Floor 1; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, Floor 2; Columbus, OH 43215.
Planner: Sierra Saumenig; 614-645-7973; ssaumenig@columbus.gov

APPROVAL (4-1)

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

11. APPLICATION: Z21-077
Location: 1199 FRANKLIN AVE. (43205), being 0.90± acres located primarily at the southwest corner of Franklin Avenue and Sherman Avenue (010-001240, 010-023240, and part of 010-001774, 010-001773, and 010-009941; Near East Area Commission & Historic Resources Commission).
Existing Zoning: CPD, Commercial Planned Development District and R-3, Residential District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Commercial development.
Applicant(s): 1199 Franklin Investments, LLC, et al; c/o Dave Perry, Agent; 411 East Town Street, 1st Floor; Columbus, OH 43201; and Donald Plank, Atty.; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): The Applicants.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

APPROVAL (5-0)

~~**12. APPLICATION: Z21-080**~~
~~**Location:** 5900 SHANNON RD. (43110), being 30.44± acres located on the north side of Shannon Road, 775± west of Brice Road (010-262405 & part of 010-262406; Greater South East Area Commission).~~
~~**Existing Zoning:** R, Rural District.~~
~~**Request:** PUD-8, Planned Unit Development District (H-35).~~
~~**Proposed Use:** Residential development.~~
~~**Applicant(s):** Richard J. Conie Company; c/o Dave Perry, Agent; 411 East Town Street, 1st Floor; Columbus, OH 43201; and Donald Plank, Atty.; 411 East Town Street, 2nd Floor; Columbus, OH 43215.~~
~~**Property Owner(s):** Dayspring Nazarene Ministries, Inc.; c/o Kevin Angel; 3919 Brice Road; Canal Winchester, OH 43110.~~
~~**Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov~~

POSTPONED

13. APPLICATION: Z21-103
Location: 4591 INDIANOLA AVE. (43214), being 0.16± acres located on the west side of Indianola Avenue, 120± feet north of Wetmore Road, (010-085756; Clintonville Area Commission).
Existing Zoning: R-3, Residential District.
Request: C-2, Commercial District. (H-35).
Proposed Use: Office.
Applicant(s): 4591 Indianola Avenue LLC; c/o Curtis H. Knapp, Atty.; 1160 Dublin Road, Suite 500; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine; 614-645-2208; spine@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		