

**AGENDA  
DEVELOPMENT COMMISSION  
POLICY AND ZONING MEETINGS  
CITY OF COLUMBUS, OHIO  
MARCH 10, 2022**

The Development Commission of the City of Columbus will hold a public hearing on the following policy item and zoning applications on **THURSDAY, MARCH 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 **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 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 POLICY ITEM WILL BE HEARD ON THE 4:30 P.M. AGENDA:**

**Presentation, Discussion, and Action**

- 1) Appointment of a Development Commissioner to the Residential Housing Council  
Rita Parise, Housing Division Administrator; 614-645-6115; [rrparise@columbus.gov](mailto:rrparise@columbus.gov)

**THE FOLLOWING ZONING APPLICATIONS WILL BE HEARD IMMEDIATELY AFTER THE POLICY ITEM:**

- 1. **APPLICATION:** [Z21-088](#)  
**Location:** **5719 W. BROAD ST. (43228)**, being 3.96± acres located at the southeast corner of West Broad Street and Galloway Road (570-255270 and 570-255269; Westland Area Commission).  
**Existing Zoning:** C-4, Commercial District.  
**Request:** AR-1, Apartment Residential District (H-60).  
**Proposed Use:** Senior housing planned development.  
**Applicant(s):** National Church Residences; c/o Matthew Bierlein; 2335 North Bank Drive; Columbus, OH 43220.  
**Property Owner(s):** Columbus Housing Partnership, Inc. dba Homeport; 3443 Agler Road; Columbus, OH 43219.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

2. **APPLICATION:** [Z21-011](#)  
**Location:** **2400 OLD DUBLIN RD. (43228)**, being 69.99± acres located on the northeast side of Old Dublin Road, 1,600± feet north of Dublin Road (560-298028 and 8 others; West Scioto Area Commission).  
**Existing Zoning:** M, Manufacturing District.  
**Request:** R-3, Residential, AR-3, Apartment Residential, and CPD, Commercial Planned Development Districts (H-35 and H-60).  
**Proposed Use:** Mixed-use development.  
**Applicant(s):** Marble Cliff Canyon, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Joseph M. Reidy, Atty.; Thrive Companies; 842 North Fourth Street, Suite 200; Columbus, OH 43215.  
**Property Owner(s):** Marble Cliff Canyon, LLC; c/o Joseph M. Reidy, Atty.; Thrive Companies; 842 North Fourth Street, Suite 200; Columbus, OH 43215.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)
3. **APPLICATION:** [Z21-017](#)  
**Location:** **3136 TRABUE RD. (43204)**, being 9.22± acres located at the northeast corner of Dublin Road and Trabue Road (Parts of 560-298030 and 560-183817; West Scioto Area Commission).  
**Existing Zoning:** M, Manufacturing District.  
**Request:** AR-1, Apartment Residential District (H-60).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Thrive Companies; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Joseph M. Reidy, Atty.; Thrive Companies; 842 North Fourth Street, Suite 200; Columbus, OH 43215.  
**Property Owner(s):** Marble Cliff Canyon, LLC; c/o Joseph M. Reidy, Atty.; Thrive Companies; 842 North Fourth Street, Suite 200; Columbus, OH 43215.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)
4. **APPLICATION:** [Z21-095](#)  
**Location:** **1300-1312 W. KING AVE. (43212)**, being 0.99± acres located on the north side King Avenue, 200± feet west of Northwest Boulevard (010-062028, 010-062007, and 010-044952; 5<sup>th</sup> by Northwest Area Commission).  
**Existing Zoning:** C-4, Commercial District.  
**Request:** AR-2, Apartment Residential District (H-60).  
**Proposed Use:** Conform existing multi-unit residential development.  
**Applicant(s):** Plaza Properties; c/o Jackson B. Reynolds, III, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** Kingsbury Plaza LLC; 3016 Maryland Avenue; Columbus, OH 43209.  
**Planner:** Kelsey Priebe; 614-645-1341; [kpriebe@columbus.gov](mailto:kpriebe@columbus.gov)

**THE FOLLOWING ZONING APPLICATIONS WILL BE HEARD ON THE 5:00 PM AGENDA:**

5. **APPLICATION:** [Z21-094](#)  
**Location:** **782 & 744 N. WILSON RD. (43204)**, being 14.36± acres located on the east side of North Wilson Road, 530± feet south of Lowell Drive (570-213771 and 5 others; Greater Hilltop Area Commission).  
**Existing Zoning:** L-C-2, Limited Commercial District, L-C-4, Limited Commercial District, L-M, Limited Manufacturing District, and R, Rural District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Fuel sales, convenience store, and eating and drinking establishment and office development.  
**Applicant(s):** SkilkenGold Development, LLC; c/o Andrew Richlen; 4270 Morse Road; Columbus, OH 43230.  
**Property Owner(s):** Plaza Financial Group, LTD, et. al.; 2825 Lancaster Road; Granville, OH 43023. .  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)
6. **APPLICATION:** [Z21-107](#)  
**Location:** **1380 W. MOUND ST. (43223)**, being 1.2± acres located at the northwest corner of West Mound Street and Brehl Avenue (010-045676, 010-056255, 010-044951, & 010-016991; Franklinton Area Commission).  
**Existing Zoning:** C-4, Commercial District and M, Manufacturing District.  
**Request:** CPD, Commercial Planned Development.  
**Proposed Use:** Car wash facility.  
**Applicant(s):** Moo Moo Express Car Wash; c/o Dave Perry, Agent; David Perry Co., Inc.; 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):** Evans Carpet Junkyard, Inc.; c/o Craig Evans; 665 N. Hague Avenue; Columbus, Ohio 43204.  
**Planner:** Joseph Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)
7. **APPLICATION:** [Z21-106](#)  
**Location:** **5430 N. HAMILTON RD. (43054)**, being 1.55± acres, located 360± feet east of North Hamilton Road, 800± feet north of Thompson Road (010-295572; Northland Community Council).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Office and educational facility.  
**Applicant(s):** Equity, Inc.; c/o Dave Perry, Agent; David Perry Company; 411 East Town Street, 1<sup>st</sup> Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2<sup>nd</sup> Floor; Columbus, OH 43215.  
**Property Owner(s):** DS Hamilton LLC; c/o Steven Vanslych, Atty.; 147 North High Street; Gahanna, OH 43230.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**THE FOLLOWING ZONING APPLICATIONS WILL BE HEARD ON THE 5:30 PM AGENDA:**

8. **APPLICATION:** [Z21-101](#)  
**Location:** **3925 S. HAMILTON RD. (43125)**, being 4.12± acres located 250± feet west of South Hamilton Road, along the south side of Bayleap Drive (part of 530-156578; Greater South East Area Commission).  
**Existing Zoning:** L-C-4, Limited Commercial District.  
**Request:** L-M, Limited Manufacturing District (H-35).  
**Proposed Use:** Self-storage facility.  
**Applicant(s):** Cardinal Self Storage LLC; c/o Jill Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.  
**Property Owner(s):** Cardinal Title Holding Co.; 250 East Broad Street, Suite 1100; Columbus, OH 43215.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)
9. **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](mailto:tedietrich@columbus.gov)
10. **APPLICATION:** [Z21-093](#) **\*\*TABLING REQUESTED\*\***  
**Location:** **3075 S. HIGH ST. (43207)**, being 19.25± acres located on the west side of South High Street, 1,160± feet south of Southgate Drive (010-112265 & 010-290009; Far South Columbus Area Commission).  
**Existing Zoning:** R-2, Residential District and CPD, Commercial Planned Development District.  
**Request:** L-M, Limited Manufacturing District (H-35).  
**Proposed Use:** Distillery with eating and drinking establishment and retail uses.  
**Applicant(s):** Create Collaborative; c/o Kim Mikanik, Agent; 1116 West Second Avenue; Columbus, OH 43212.  
**Property Owner(s):** City of Columbus; c/o John Turner; 845 Parsons Avenue; Columbus, OH 43212.  
**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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