

**AGENDA RESULTS
DEVELOPMENT COMMISSION
ZONING & POLICY MEETINGS
CITY OF COLUMBUS, OHIO
MAY 12, 2022**

The Development Commission of the City of Columbus held a public hearing on the following zoning applications on **THURSDAY, MAY 12, 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>.

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 P.M. AGENDA:

- APPLICATION:** [Z20-030](#)
Location: **777 NEIL AVE. (43215)**, being 5.03± acres located at the southwest corner of Neil Avenue and Buttles Avenue (010-140811; Harrison West Society).
Existing Zoning: C-3, Commercial District.
Request: CPD, Commercial Planned Development District (H-35) and AR-3, Apartment Residential District (H-60).
Proposed Use: Commercial and multi-unit residential developments.
Applicant(s): SC Thurber Village Limited; c/o Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): SC Thurber Village Limited; c/o Eric Leibowitz; 250 Civic Center Drive, #500; Columbus, OH 43215.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

APPROVAL (6-0)

2. **APPLICATION:** [Z21-027](#)
Location: **1930 HARD RD. (43235)**, being 1.2± acres located at the northeast corner of Hard Road and Smoky Row Road (610-204663 & part of 610-204664; Far Northwest Coalition).
Existing Zoning: C-4, Commercial District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Retail fuel sales.
Applicant(s): United Dairy Farmers, Inc.; c/o Rebecca J. Mott, Atty.; 411 East Town Street, Floor 2; Columbus, OH 43215.
Property Owner(s): United Dairy Farmers, Inc.; 3955 Montgomery Road; Cincinnati, OH 45212; and Smoky Row Plaza LLC; 6494 Latcha Road; Walbridge, OH 43465.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

APPROVAL (5-1) CONDITIONED UPON COMPLETION OF THE TRAFFIC IMPACT STUDY AND RIGHT-OF-WAY DEDICATION EXEMPTION REQUEST

3. **APPLICATION:** [Z22-011](#)
Location: **514 TAYLOR AVE. (43203)**, being 0.88± acres located on the east side of Taylor Avenue, approximately 115± feet south of Maryland Avenue (010-023277 and six others; Near East Area Commission).
Existing Zoning: R-3, Residential District.
Request: AR-2, Apartment Residential (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): NK Development Partners LLC; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Central Ohio Community Improvement Corp.; 845 Parsons Avenue; Columbus, OH 43206.
Planner: Joseph Rose; 614-645-3526; jmrose@columbus.gov

APPROVAL (6-0) CONDITIONED ON THE ADDITION OF A MURAL ON THE NORTH FACING FAÇADE WITH CONCURRENT CV22-013, SUBJECT TO APPROVAL FROM PACT

4. **APPLICATION:** [Z21-008](#)
Location: **6201 WINCHESTER PIKE (43110)**, being 42.2± acres located 400± feet west of the southwest corner of Winchester Pike and Gender Road (portions of 010-224901 & 010-260326; Greater South East Area Commission).
Existing Zoning: L-C-4, Limited Commercial District, L-M-2, Limited Manufacturing District, & CPD, Commercial Planned Development District.
Request: L-M-2, Limited Manufacturing District (H-60).
Proposed Use: Industrial and distribution uses.
Applicant(s): WX2 Ventures LLC; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): The Applicant.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

APPROVAL (6-0)

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

5. **APPLICATION:** [Z21-063](#)
Location: **6000 BEECHCROFT RD. (43229)**, being 2.55± acres located on the east side of Beechcroft Road, 1,270± feet south of Sharon Woods Boulevard (010-104134; Northland Community Council).
Existing Zoning: C-4, Commercial District.
Request: L-AR-1, Limited Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Glavan Group LLC; c/o Jeffrey Glavan; 92 Hanford Street; Columbus, OH 43206.
Property Owner(s): Elsie Jean-Baptiste; 703 Southbluff Drive; Westerville, OH 43082.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

APPROVAL (6-0)

6. **APPLICATION:** [Z22-007](#)
Location: **5050 WARNER RD. (43081)**, being 7.68± acres located at the northeast corner of Warner Road and Limerock Drive (010-288493, 220-000554 & 220-00638; Rock Fork-Blacklick Accord).
Existing Zoning: R, Rural District (annexation pending).
Request: L-AR-1, Limited Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Preferred Living.; 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): Goerge Hartig, et al; 5050 Warner Road; Columbus, OH 43081.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

APPROVAL (6-0)

7. **APPLICATION:** [Z22-008](#)
Location: **4526 GENDER RD. (43110)**, being 12.73± acres located on the east side of Gender Road, 600± feet north of Wright Road (181-000574, 010-262377, and 010-262378; Greater Southeast Area Commission).
Existing Zoning: R, Rural District.
Request: L-AR-12, Limited Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Rocky Point Partners; 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): 4526 Gender, 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.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

APPROVAL (6-0)

8. **APPLICATION:** [Z21-093](#)
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

APPROVAL (6-0)

9. **APPLICATION:** [Z21-078](#)
Location: **2590 MORSE RD. (43231)**, being 0.57± acres located 147± feet north of Morse Road on the south side of Adda Avenue, 623± east of Cleveland Avenue (600-168656, 600-168657 & 600-168658; Northland Community Council).
Existing Zoning: L-P-1, Limited Private Parking District.
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use: Warehouse and parking uses.
Applicant(s): John McKay; 781 Northwest Boulevard, Suite 100; Columbus, OH 43212.
Property Owner(s): Ross Samuels; 590 Stratshire Lane; Gahanna, OH 43230.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

THE FOLLOWING POLICY ITEM WILL BE HEARD IMMEDIATELY AFTER THE ZONING AGENDA:

Presentation and Discussion (No Action)

1. EV Ready Parking Ordinance

Tony Celebrezze; Deputy Director
 Department of Building and Zoning Services
 614-645-6769; ajcelebrezze@columbus.gov

NO ACTION TAKEN

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		