

**AGENDA  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 9, 2022**

The Development Commission of the City of Columbus will hold a public hearing on the following zoning applications on **THURSDAY, JUNE 9, 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>.

**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 WILL BE HEARD ON THE 4:30 P.M. AGENDA:**

- 1. APPLICATION:** [Z22-009](#)  
**Location:** **3336 E. 5<sup>TH</sup> AVE. (43219)**, being 3.45± acres located at the northwest corner of East Fifth Avenue and Stelzer Road (010-034598 and 5 others; East Columbus Civic Association).  
**Existing Zoning:** R-4, Residential District.  
**Request:** M, Manufacturing District (H-35).  
**Proposed Use:** Manufacturing uses.  
**Applicant(s):** MAK Engineering Services LLC; c/o Nia Harrington; 225 South Main Street; Mount Vernon, OH 43056.  
**Property Owner(s):** Willmete Trainers, LLC; 6401 East Cheney Drive; Paradise Valley, AZ 85253.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)
  
- 2. APPLICATION:** [Z22-019](#)  
**Location:** **3163 S. HIGH ST. (43207)**, being 0.50± acres located on the west side of South High Street, 1,530± feet south of Southgate Drive (010-193320; Far South Columbus Area Commission).  
**Existing Zoning:** R-2, Residential District.  
**Request:** C-3, Commercial District (H-35).  
**Proposed Use:** Commercial development.  
**Applicant(s):** Vicki L. Rathburn; 5622 State Route 752; Ashville, OH 43103.  
**Property Owner(s):** The Applicant.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

3. **APPLICATION** [Z22-023](#)  
**Location:** **2270 WILLIAMS RD. (43207)**, being 6.24± acres located on the north side of Williams Road, 500± feet west of Alum Creek Drive (530-111878 & 530-111820; Far South Columbus Area Commission).  
**Existing Zoning:** L-M-2, Limited Manufacturing District and C-2, Commercial District.  
**Proposed Zoning:** L-M-2, Limited Manufacturing District (H-35).  
**Proposed Use:** Warehouse and office uses.  
**Applicant(s):** 868 Partners, LLC; c/o Brad Woltz; 138 East High Street; Circleville, OH 43113; and David Hodge, Atty.; Underhill and Hodge; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** 2260 Williams Road LTD; 15950 Ringgold Northern Road; Ashville, OH 43103.  
**Planner:** Joseph Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)
4. **APPLICATION:** [Z21-065](#)  
**Location:** **5100 EBRIGHT RD. (43110)**, being 36.16± acres located on the east side of Ebright Road, 1,680± feet south of Winchester Pike (010-272279 & 7 others; Greater South East Area Commission).  
**Existing Zoning:** NC, Neighborhood Center District, NE, Neighborhood Edge District, and NG, Neighborhood General District.  
**Request:** L-ARLD, Limited Apartment Residential District, and L-R-2, Limited Residential District (H-35).  
**Proposed Use:** Multi- and single-unit residential development.  
**Applicant(s):** PROVMV LLC; c/o Jackson B. Reynolds, Atty.; Smith and Hale; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)
5. **APPLICATION:** [Z22-010](#)  
**Location:** **5141 EBRIGHT RD. (43110)**, being 15.99± acres located on the west side of Ebright Road, 890± feet north of US-33 (180-005121; Greater South East Area Commission).  
**Existing Zoning:** R, Rural District.  
**Request:** L-ARLD, Limited Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** JBM Development, LLC c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, Ohio 43054.  
**Property Owner(s):** James R. Cloyes; 6895 East Main Street; Reynoldsburg, OH 43068.  
**Planner:** Sierra Saumenig; 614-645-7973; [slsaumenig@columbus.gov](mailto:slsaumenig@columbus.gov)

**THE FOLLOWING ZONING APPLICATIONS WILL BE HEARD ON THE 5:00 P.M. AGENDA:**

6. **APPLICATION:** [Z22-031](#)  
**Location:** **2535 LINBAUGH RD. (43123)**, being 0.34± acre located on the west side of Linbaugh Road at the terminus of Linbaugh Road and Bridgehill Drive (570-255679; Westland Area Commission).  
**Existing Zoning:** L-R-2, Limited Residential District.  
**Request:** R-2, Residential District (H-35).  
**Proposed Use:** An above-ground swimming pool for an existing single-unit dwelling.  
**Applicant(s):** Hannah Bubnar; 2535 Linbaugh Road; Columbus, OH 43132.  
**Property Owner(s):** The Applicant.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)
7. **APPLICATION:** [Z22-006](#)  
**Location:** **1549 FREBIS AVE. (43206)**, being 1.36± acres located on the south side of Frebis Avenue, 135± feet east of Fairwood Avenue (010-103981; Columbus Southside Area Commission).  
**Existing Zoning:** C-3, Commercial District.  
**Request:** L-M, Limited Manufacturing District (H-35).  
**Proposed Use:** Limited industrial uses.  
**Applicant(s):** Ohio 1 Developers LLC; c/o Connie J. Klema, Atty.; P.O. Box 991; Pataskala, OH 43062.  
**Property Owner(s):** The Applicant.  
**Planner:** Joseph Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)
8. **APPLICATION:** [Z22-015](#)  
**Location:** **3301 MORSE RD. (43231)**, being 1.14± acres located at the southeast corner of Morse Road and Dunbridge Street (010-104566 & 010-104573; Northeast Area Commission).  
**Existing Zoning:** AR-12, Apartment Residential District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Commercial development.  
**Applicant(s):** Sarangpur Holding, LLC; c/o Dave Perry, Agent; 411 East Town Street, 1<sup>st</sup> Floor; Columbus, OH 43201; and Donald Plank, Atty.; 411 East Town Street, 2<sup>nd</sup> Floor; Columbus, OH 43215.  
**Property Owner(s):** Sarangpur Holding, LLC; c/o Tusher Patel; P.O. Box 629; Lewis Center, OH 43035.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

9. **APPLICATION:** [Z22-024](#)  
**Location:** **6841 SCHROCK HILL CT. (43229)**, being 0.81± acres located on the west side of Schrock Hill Court, 150± feet south of West Schrock Road (010-200864; Northland Community Council).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Requested Zoning:** L-C-4, Limited Commercial District (H-35).  
**Proposed Use:** Limited commercial development.  
**Applicant(s):** Christopher Jolley; Darin Ranker Architects; 5925 Wilcox Place, Suite E; Dublin, OH 43016.  
**Property Owner(s):** Lawrence Groce; 7297 Rosegate Place; Dublin, OH 43017.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)
10. **APPLICATION:** [Z22-014](#)  
**Location:** **9190 ANTARES AVE. (43240)**, being 2.42± acres located on the west side of Antares Avenue, 280± feet north of Gemini Place (318-43201002001 & 318-43201018000; Far North Columbus Communities Coalition).  
**Existing Zoning:** L-C-4, Limited Commercial District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Car wash facility.  
**Applicant(s):** Moo Moo Car Wash; c/o Dave Perry, Agent; 411 East Town Street, 1<sup>st</sup> Floor; Columbus, OH 43201; and Donald Plank, Atty.; 411 East Town Street, 2<sup>nd</sup> Floor; Columbus, OH 43215.  
**Property Owner(s):** NP Limited Partnership; c/o Franz Geiger; 8800 Lyra Drive, Suite 650; Columbus, OH 43240.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)
11. **APPLICATION:** [Z22-026](#)  
**Location:** **720 E. LONG ST. (43203)**, being 0.94± acres located at the northwest corner of East Long Street and Hamilton Avenue and the east and west sides of Hamilton Avenue (010-001222, 010-015970 & 010-008381; Near East Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District (H-110 & H-35).  
**Proposed Use:** Mixed-use development.  
**Applicant(s):** Kelley Companies; c/o Dave Perry, Agent; 411 East Town Street, 1<sup>st</sup> Floor; Columbus, OH 43201; and Michael Kelley, Atty.; 175 South Third Avenue, Suite 1020; Columbus, OH 43215.  
**Property Owner(s):** REIA/Diehl, LLC; c/o Estelle Diehl; 720 East Long Street; Columbus, OH 43203.  
**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)

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		