

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

The Development Commission of the City of Columbus held 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 **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:

1. **APPLICATION:** [Z22-009](#)
Location: **3336 E. 5TH 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

APPROVAL (5-1)

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

APPROVAL (6-0)

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

APPROVAL (5-1) CONDITIONED UPON THE APPLICANT PROVIDING A SIX FOOT OPAQUE FENCE OR WALL FROM THE NORTHWEST CORNER OF THE PROPERTY AND EXTENDING APPROXIMATELY 300 FEET EAST ALONG THE NORTHERN PROPERTY LINE.

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

APPROVAL (3-2-1)

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

APPROVAL (6-0)

THE FOLLOWING ZONING APPLICATIONS WERE 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

APPROVAL (6-0)

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

APPROVAL (6-0) CONDITIONED UPON THE ADDITION OF LANDSCAPED BUFFERING ALONG THE EAST AND SOUTH PORTION OF THE SITE IN ACCORDANCE WITH THE SITE PLAN DATED MAY 10, 2022.

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, 1st Floor; Columbus, OH 43201; and Donald Plank, Atty.; 411 East Town Street, 2nd 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

APPROVAL (6-0)

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

APPROVAL (6-0) CONDITIONED UPON UPDATED USE RESTRICTIONS PROHIBITING RECREATION VEHICLE SALES AND CLARIFYING THAT TRUCK/VAN RENTAL OR USED AUTOMOBILE SALES ARE ONLY IN CONJUNCTION WITH A CAR RENTAL BUSINESS.

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, 1st Floor; Columbus, OH 43201; and Donald Plank, Atty.; 411 East Town Street, 2nd 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

APPROVAL (5-0-1)

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, 1st 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

APPROVAL (4-2) CONDITIONED UPON A RECOMMENDATION OF APPROVAL FROM THE NEAR EAST AREA COMMISSION.

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		