

**AGENDA  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 11, 2022**

The Development Commission of the City of Columbus will hold a public hearing on the following zoning applications on **THURSDAY, AUGUST 11, 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:** [Z22-037](#)  
**Location:** **2084 S. HAMILTON RD. (43232)**, being 2.72± acres located on the east side of South Hamilton Road, 600± feet north of Groves Road. (010-132307; Greater South East Area Commission)  
**Existing Zoning:** L-C-4, Limited Commercial District.  
**Request:** L-AR-1, Limited Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Perennial Housing Partners, LLC; c/o Rebecca J. Mott, Atty.; Plank Law Firm; 411 East Town Street, 2<sup>nd</sup> Floor; Columbus, OH 43215.  
**Property Owner(s):** AG Hotels, LLC; 2084 South Hamilton Road; Columbus, OH 43232.  
**Planner:** Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)
  
- 2. APPLICATION:** [Z22-034](#)  
**Location:** **5050 RIGGINS RD. (43026)**, being 2.51± acres located at the northeast corner of Riggins Road and Avery Road (part of 010-265649; Hayden Run Civic Association).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** L-M, Limited Manufacturing District (H-35).  
**Proposed Use:** Self-storage facility.  
**Applicant(s):** Cardinal Self Storage LLC; c/o Jill S. Tangeman, Atty.; 1301 Dublin Road, Suite 200; Columbus, OH 43215.  
**Property Owner(s):** Havery Run LLC; 4220 Shire Cove Road; Hilliard, OH 43065.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

3. **APPLICATION:** [Z22-035](#)  
**Location:** **3891 S. HIGH ST. (43207)**, being 2.55± acres located on the west side of South High Street, 230± feet south of Obetz Road (010-260463; Far South Columbus Area Commission).  
**Existing Zoning:** C-4, Commercial District and L-C-4, Limited Commercial District.  
**Request:** CPD, Commercial Planned Development District (H-35).  
**Proposed Use:** Fuel sales facility with accessory eating and drinking establishment and convenience store.  
**Applicant(s):** SkilkenGold Development, LLC; 4270 Morse Road; Columbus, OH 43230.  
**Property Owner(s):** Lowe's Home Centers, LLC; 1000 Lowes Boulevard; Mooresville, NC 28117.  
**Planner:** Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)
4. **APPLICATION:** [Z22-003](#)  
**Location:** **245 REEB AVE. (43207)**, being 0.51± acres located at the southwest corner of Reeb Avenue and South 8<sup>th</sup> Street (010-006809, 010-056044, & 010-021472; Columbus South Side Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** R-2F, Residential District (H-35).  
**Proposed Use:** Two-unit dwelling development.  
**Applicant(s):** Healthy Rental Homes; c/o Elizabeth Seedorf, Atty.; 52 East Gay Street; Columbus, OH 43215.  
**Property Owner(s):** City of Columbus, Ohio; 845 Parsons Avenue; Columbus, OH 43206.  
**Planner:** Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)
5. **APPLICATION:** [Z22-016](#)  
**Location:** **400 ALTON DARBY CREEK RD. (43119)**, being 42.5± acres located on the east side of Alton Darby Creek Road, 1,400± feet north of West Broad Street (part of 470-291522; Westland 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):** Redwood USA, LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** Cypress Wesleyan Church Greater Ohio District of the Wesleyan Church Inc.; P.O. Box 360; Galloway, OH 43119.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

6. **APPLICATION:** [Z22-030](#)  
**Location:** **1138 CHAMBERS RD. (43212)**, being 1.9± acres located on the north side of Chambers Road, 800± feet west of Kenny Road (010-252454, 130-000006, & 010-248990; 5<sup>th</sup> by Northwest Area Commission).  
**Existing Zoning:** R, Rural District (one parcel pending annexation) and L-M, Limited Manufacturing District.  
**Request:** AR-3, Apartment Residential District (H-60).  
**Proposed Use:** Mixed-use development.  
**Applicant(s):** Preferred Living; c/o David Hodge, Atty.; Underhill and Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** Chambers Road Holdings LLC; 750 Communications Parkway, Suite 200; Columbus, OH 43214.  
**Planner:** Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)
7. **APPLICATION:** [Z22-028 \(RECONSIDERATION\)](#)  
**Location:** **5600 N. HAMILTON RD. (43230)**, being 1.00± acre located on the east side of North Hamilton Road, 160± feet south of Preserve Boulevard (010-289274; Northland Community Council).  
**Existing Zoning:** L-C-4, Limited Commercial District.  
**Request:** L-C-4, Limited Commercial District (H-35).  
**Proposed Use:** Commercial development.  
**Applicant(s):** Brady Signs; c/o Rebecca Green; 84 Skyline Drive; South Bloomfield, OH 43103.  
**Property Owner(s):** Civista Bank; P.O. Box 13240; Columbus, OH 43213.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)
8. **APPLICATION:** [Z21-094 \(RECONSIDERATION\)](#)  
**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)

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		