

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

The Development Commission of the City of Columbus held 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 **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:** [Z22-037](#)
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, 2nd 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

APPROVAL (5-0)

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

APPROVAL (4-0-1)

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

APPROVAL (5-0)

4. **APPLICATION:** [Z22-003](#)
Location: **245 REEB AVE. (43207)**, being 0.51± acres located at the southwest corner of Reeb Avenue and South 8th 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

APPROVAL (5-0)

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

APPROVAL (5-0)

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; 5th 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

APPROVAL (5-0)

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

APPROVAL (5-0) CONDITIONED ON THE APPLICANT COMMITTING TO AN EIGHT FOOT HIGH MONUMENT SIGN IN ACCORDANCE WITH REGIONAL COMMERCIAL OVERLAY STANDARDS

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

APPROVAL (5-0)

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		