

**AGENDA RESULTS
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 8, 2022**

The Development Commission of the City of Columbus held a public hearing on the following zoning applications on **THURSDAY, SEPTEMBER 8, 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:** [Z22-054](#)
Location: **1294-1300 E. DUBLIN GRANVILLE RD. (43229)**, being 3.11± acres located at the northwest corner of East Dublin-Granville Road and Ambleside Drive (010-132261 & 010-134007; Northland Community Council).
Existing Zoning: L-C-3, Limited Commercial District.
Request: L-AR-1, Limited Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Sea Beach Capital, LLC; c/o Rebecca Mott, Atty.; Plank Law Firm; 411 East Town Street, Floor 2; Columbus, OH 43215.
Property Owner(s): MMM Hospitality, LTD; 1300 East Dublin-Granville Road; Columbus, OH 43229.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
DISAPPROVAL (5-1)
- 2. APPLICATION:** [Z22-046](#)
Location: **3940 MORSE RD. (43219)**, being 1.39± acre located on the north side of Morse Road, 200± feet west of Stelzer Road (010-297770; Northland Community Council).
Existing Zoning: L-C-4, Limited Commercial District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Commercial development.
Applicant(s): Chick-Fil-A, Inc.; c/o Gary R. Rouse, Agent; 565 White Pond Drive; Akron, OH 44320.
Property Owner(s): Chick-Fil-A, Inc.; 5200 Buffington Road; Atlanta, GA 30349.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
APPROVAL (6-0)

3. **APPLICATION:** [Z19-060](#)
Location: **1215 W. MOUND ST. (43223)**, being 47.16± acres located on the south side of West Mound Street at the terminus of South Glenwood Avenue (425-286329; Southwest Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District (H-110).
Proposed Use: Mixed-use development.
Applicant(s): SPARC Holding, LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

APPROVAL (6-0)

4. **APPLICATION:** [Z21-104](#)
Location: **1333 EDGEHILL RD. (43212)**, being 3.91± acres located on the west side of Edgehill Road, 275± feet south of West Fifth Avenue (010-062664 & part of 010-062643; Fifth by Northwest Area Commission).
Existing Zoning: M, Manufacturing District.
Request: AR-3, Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): Goodwill Industries of Central Ohio, Inc.; 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): Goodwill Industries of Central Ohio, Inc.; c/o Mark Koenig; 1331 Edgehill Road; Columbus, OH 43212.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

APPROVAL (4-0-2)

5. **APPLICATION:** [Z22-032](#)
Location: **155 PARK RD. (43235)**, being 0.46± acres located on the south side of Park Road, 990± feet east of Flint Road (250-002538 and 250-002545; Far North Columbus Communities Coalition).
Existing Zoning: R, Rural District (annexation pending).
Request: R-4, Residential District (H-35).
Proposed Use: Residential development.
Applicant(s): Christopher Jacobs; c/o Craig Moncrief, Atty; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

APPROVAL (6-0)

6. APPLICATION: [Z22-041](#)
Location: **931 HILLIARD & ROME RD. (43228)**, being 1.62± acres located at the northwest corner of Hilliard & Rome Road and Hilliard & Rome Road East (Part of 246-301941; Far West Side Area Commission)
Existing Zoning: R, Rural District.
Request: L-M, Limited Manufacturing District (H-60).
Proposed Use: Manufacturing uses.
Applicant(s): TPA Ventures, LLC; c/o Jeb Brees; 1776 Peachtree Street, Suite 100; Atlanta, GA 30309; and Donald T. Plank, Atty.; Plank Law Firm, LPA; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): LJKL Rome Hilliard LLC; c/o Larry Hoffman; 4774 Clubpark Drive, Hilliard, OH 43026; and Carol L. Hoffman & Ruth Ann Hoffman; 658 Hilliard Rome Road; Columbus, OH 43228.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

APPROVAL (6-0)

7. APPLICATION: [Z22-044](#)
Location: **885 STELZER RD. (43219)**, being 13.49± acres located on the west side of Stelzer Road, 180± feet south of East 11th Avenue (010-146738; East Columbus Civic Association).
Existing Zoning: C-4, Commercial District.
Request: M-2, Manufacturing District (H-60).
Proposed Use: Logistics/distribution & manufacturing.
Applicant(s): CL Stelzer, LLC; c/o David Robinson, Atty.; 100 East Broad Street, Suite 2320; Columbus, OH 43215.
Property Owner(s): Woodland Plaza LTD; c/o Buechner, Haffer; Meyers & Koenig Co, LPA; Attn. Gloria S. Haffer; 221 E. 4th Street, Suite 2300; Cincinnati, OH 45202.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

TABLED (5-0)

8. APPLICATION: [Z22-047](#)
Location: **4559 KNIGHTSBRIDGE BLVD. (43214)**, being 5.21± acres located on the west side of Knightsbridge Boulevard, 50± feet north of West Henderson Road (010-016606; Northwest Civic Association).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District (H-60).
Proposed Use: Recreation and sporting facility.
Applicant(s): Continental Tennis LLC; c/o Jeffery L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215).
Property Owner(s): The Applicant.
Planner: Joe Rose; 614-645-3526; jmrose@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		