

**AGENDA
DEVELOPMENT COMMISSION
POLICY AND ZONING MEETINGS
CITY OF COLUMBUS, OHIO
OCTOBER 13, 2022**

The Development Commission of the City of Columbus will hold a public hearing on the following policy item and zoning applications on **THURSDAY, OCTOBER 13, 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 POLICY ITEM WILL BE HEARD ON THE 4:30 P.M. AGENDA:

Columbus Zoning Code Update Briefing

Anthony J. Celebrezze; Deputy Director
City of Columbus Department of Building and Zoning Services
614-645-6769; ajcelebrezze@columbus.gov

THE FOLLOWING ZONING APPLICATIONS WILL BE HEARD IMMEDIATELY AFTER THE POLICY ITEM:

- APPLICATION:** [Z20-002](#)
Location: **1040 W. BROAD ST. (43222)**, being 0.75± acres located on the north side of West Broad Street, 115± feet west of Rodgers Avenue (010-040745; Franklinton Area Commission).
Existing Zoning: L-C-4, Limited Commercial District.
Request: AR-3, Apartment Residential District (H-60).
Proposed Use. Multi-unit residential development.
Applicant(s): Woda Cooper Companies, Inc; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, First Floor; Columbus, OH 43215, and Donald Plank, Atty.; 411 East Town Street, Second Floor; Columbus, OH 43215.
Property Owner(s): West Broad Street Holdings, LLC; c/o Jonathan McKay; 500 South Front Street, 10th Floor; Columbus, OH 43215.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

2. **APPLICATION:** [Z22-051](#)
Location: **5191 RIGGINS RD. (43016)**, being 16.47± acres generally located at the southeast corner of Riggins Road and Avery Road (part of 010-298469; Hayden Run Civic Association).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District (H-60).
Proposed Use: Mixed-use development.
Applicant(s): Havery Run LLC; c/o Laura MacGregor Comek, Atty.; 17 South High Street, Suite 700; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov
3. **APPLICATION:** [Z22-049](#)
Location: **1010 W. 5TH AVE. (43212)**, being 2.52± acres located at the northwest corner of West 5th Avenue and Gerrard Avenue (010-061801 and 10 others; 5th by Northwest Area Commission).
Existing Zoning: C-1, Commercial, R-4, Residential, and M, Manufacturing Districts.
Request: AR-3, Apartment Residential District (H-60).
Proposed Use: Mixed-use development.
Applicant(s): Preferred Living; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): 1020 Fifth II LLC; 1480 Dublin Road; Columbus, OH 43215.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov
4. **APPLICATION:** [Z22-068](#)
Location: **5314 AVERY RD. (43016)**, being 2.7± acres located at the northeast corner of Avery Road and Avery Run Road (010-297198; Hayden Run Civic Association).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-AR-1, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Metro Development LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Gage Crossing II LLC; 470 Olde Worthington Road, Suite 100; Westerville, OH 43082.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

5. **APPLICATION** [Z22-022](#)
Location: **3670 TRABUE RD. (43204)**, being 4.3± acres located at the northeast corner of Trabue Road and Mapleway Drive (560-131317, 560-212118, & 560-300785; West Scioto Area Commission).
Existing Zoning: C-4, Commercial District and L-C-5, Limited Commercial District.
Proposed Zoning: AR-2, Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): Avenue Partners; c/o Dave Perry, Agent; David Perry Company, Inc.; 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): Trabue Links, LLC; c/o Paul Pardi; 100 West Third Avenue, Suite 240R; Columbus, OH 43201.
Planner: Joseph Rose; 614-645-3526; jmrose@columbus.gov
6. **APPLICATION:** [Z22-045](#)
Location: **2733 W. DUBLIN-GRANVILLE RD. (43123)**, being 0.68± acres located on the south side of West Dublin-Granville Road, 140± feet east of Fiesta Drive (610-192321; Northwest Civic Association).
Existing Zoning: R, Rural District.
Request: C-2, Commercial District (H-35).
Proposed Use: Office.
Applicant(s): Lucio A. Martinez; 3210 Fisher Road; Columbus, OH 43204.
Property Owner(s): LUNO Property Management LLC; 2403 Big Run Bridge Boulevard; Grove City, OH 43213.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov
7. **APPLICATION:** [Z22-040](#)
Location: **5159 CENTRAL COLLEGE RD. (43081)**, being 5.00± acres located on the south side of Central College Road, 660± feet west of North Hamilton Road (010-249597; Rocky Fork-Blacklick Accord).
Existing Zoning: R, Rural District.
Request: L-AR-1, Limited Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): The Robert Weiler Company; c/o Michael Shannon, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Marjorie Bevelhymer, Tr.; 5159 Central College Road; Columbus, OH 43081.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

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

8. **APPLICATION:** [Z22-058](#)
Location: **369 MACLEE ALY. (43205)**, being 0.20± acres located on the west side of MacLee Alley, 160± feet north of East Main Street (010-052866; Near East Area Commission).
Existing Zoning: R-3, Residential District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Parking lot.
Applicant(s): Jianshen Cai; 4698 Trabue Road; Columbus, OH 43228.
Property Owner(s): 1252 E Main, LLC; 4698 Trabue Road; Columbus, OH 43228.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
9. **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
10. **APPLICATION:** [Z22-036](#)
Location: **6455 PRESIDENTIAL GATEWAY (43231)**, being 6.11± acres located mostly at the southwest corner of Corporate Exchange Drive and Presidential Gateway (010-231127; Northland Community Council).
Existing Zoning: L-C-2, Limited Commercial District
Request: L-AR-1, Limited Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): Robinwood Corporate Center, LLC; c/o Michael Shannon, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Robinwood Corporate Center, LLC; 3895 Stoneridge Lane; Dublin, OH 43017.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

11. **APPLICATION:** [Z19-043](#)
Location: **198 MCNAUGHTEN RD. (43213)**, being 25.7± acres located on the east side of McNaughten Road, 1,425± feet south of East Broad Street (267-298175 and 5 others; Far East 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): Fatih Gunal; c/o Michael Shannon, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): 198 McNaughten LLC; 6580 Longshore Street, Unit 200; Dublin, OH 43017.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

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		