

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

The Development Commission of the City of Columbus held 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 **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 POLICY ITEM WERE 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](mailto:ajcelebrezze@columbus.gov)

**THE FOLLOWING ZONING APPLICATIONS WERE 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, 10<sup>th</sup> Floor; Columbus, OH 43215.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**APPROVAL (5-0)**

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](mailto:krpriebe@columbus.gov)

**APPROVAL (5-0)**

3. **APPLICATION:** [Z22-049](#)  
**Location:** **1010 W. 5<sup>TH</sup> AVE. (43212)**, being 2.52± acres located at the northwest corner of West 5th Avenue and Gerrard Avenue (010-061801 and 10 others; 5<sup>th</sup> 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](mailto:krpriebe@columbus.gov)

**TABLED (5-0)**

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](mailto:krpriebe@columbus.gov)

**APPROVAL (5-0)**

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, 1<sup>st</sup> Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2<sup>nd</sup> 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](mailto:jmrose@columbus.gov)

**APPROVAL (5-0)**

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](mailto:jmrose@columbus.gov)

**APPROVAL (5-0)**

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](mailto:tedietrich@columbus.gov)

**APPROVAL (5-0) CONDITIONED ON A 6 FOOT BOARD ON BOARD PRIVACY FENCE BEING PLACED ALONG THE SOUTHERN AND WESTERN PROPERTY LINES GREATER THAN THE LENGTH AND WIDTH OF BUILDING #3**

**THE FOLLOWING ZONING APPLICATIONS WERE 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](mailto:tedietrich@columbus.gov)

**APPROVAL (5-0) CONDITIONED ON A POSITIVE RECOMMENDATION FROM THE NEAR EAST AREA COMMISSION OR APPLICANT WILL NEED TO APPEAR BEFORE THE DEVELOPMENT COMMISSION AGAIN**

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 11<sup>th</sup> 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. 4<sup>th</sup> Street, Suite 2300; Cincinnati, OH 45202.  
**Planner:** Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)

**APPROVAL (5-0)**

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](mailto:tedietrich@columbus.gov)

**APPROVAL (5-0)**

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](mailto:krpriebe@columbus.gov)

**DISAPPROVAL (3-2)**

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		